



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Wednesday, February 6, 2013
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

ELECTION OF CHAIR AND VICE CHAIR

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so at this time. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6291. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR

- A-1 Approval of minutes from Planning Commission meeting of January 16, 2013
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

- B-1 **Case No.:** Coastal Development Permit #CP0-389
Site Location: 170 Atascadero
Proposal: Modifications to existing water treatment plant (DESAL) including new tanks, new transformer, replacement of pumps, installation of various mechanical equipment.
CEQA Determination: Categorically exempt, Class 1
Staff Recommendation: Conditionally approve.
Staff Contact: Kathleen Wold, Planning Manager

- B-2 **Case No.:** Abandonment #E00-103 and Coastal Development Permit #CP0-391
Site Location: 3420 Toro Lane
Proposal: A Coastal Development Permit for the abandonment of approximately 15,600 square foot portion of fee owned Toro Lane right of way, North of Yerba Buena and Westerly of the existing West curb line of Toro Lane. The abandonment will be processed using the procedures identified in the California Streets and Highways Code Section 8300 et seq. These procedures require that the abandonment (vacation) be in conformance with the City's General Plan.
CEQA Determination: Categorically exempt, Class 5
Staff Recommendation: Conditionally recommend approval to City Council.
Staff Contact: Rob Livick, Public Services Director (805) 772-6261

- B-3 **Case No.:** Coastal Development Permit #CP0-382
Site Location: *nearest address* 2990 Alder
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Conditionally approve.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

- B-4 **Case No.:** Coastal Development Permit #CP0-383
Site Location: *nearest address* 499 Little Morro Creek Road
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.

CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Conditionally approve.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-5 **Case No.:** Coastal Development Permit #CP0-384
Site Location: *nearest address* 781 Quintana. This location is located in the Coastal Commission Appeals Jurisdiction.
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Conditionally approve.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-6 **Case No.:** Coastal Development Permit #CP0-385
Site Location: *nearest address* 255 Driftwood
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Conditionally approve.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

B-7 **Case No.:** Coastal Development Permit #CP0-388
Site Location: *nearest address* 300 Kings
Proposal: Request to install a 29 foot wood pole in public right-of-way for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Conditionally approve.
Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: #CP0-390, State Park’s request to upgrade 25 campsites at Morro Strand Campground

D. NEW BUSINESS
None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT
Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday, March 6, 2013, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6291 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, Planning Division. Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

AGENDA ITEM: A- 1

DATE: February 6, 2013

ACTION: _____

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2013
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
	John Fennacy	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period and hearing none, closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of December 5, 2012
Staff Recommendation: Approve minutes as submitted.

MOTION: Chairperson Grantham moved to approve the Consent Calendar. Commissioner Fennacy seconded and the motion passed unanimously. (5-0).

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2013

B. PUBLIC HEARINGS

B-1 **Case No.:** #A00-016 and #AD0-076

Site Location: 2760 Alder

Proposal: Major modification to an existing Coastal Development Permit #CDP-061 and Conditional Use Permit #UP0-039 for a single family residential unit. The modification is for a roof deck and to allow an addition of an elevator which would exceed the height limit of 25 feet. Parking Exception #A00-016 is also being requested to allow a garage with less than 20' interior width.

CEQA Determination: Previous environmental approved for community housing project

Staff Recommendation: Conditionally approve Major Modification #A00-016 and Parking Exception #AD0-076.

Staff Contact: Cindy Jacinth, Assistant Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioner Solu asked for clarification about whether the other four homes in the development were restricted to 20 feet (versus 19 feet 6 inches) for the garage. Jacinth stated the approved plans for the four homes lacked the required width to allow the proper dimensions for those homes. Livick stated the lots are 30 feet in width, and the City requires an interior garage width of 20 feet. He clarified all of these homes have garages under 20 feet in width, but the approval of the reduced dimensions was due to City error when the subdivision was formed.

Chairperson Grantham opened Public Comment period.

John Rinaldi, Applicant's architect, stated the proposed project will only exceed the height requirement by 8.75 inches. He noted the main flat roof is now less than the 25 foot maximum height. In order to further comply with City's standards for a roofline variance, Rinaldi stated he could add a slope to the roof if necessary.

Chairperson Grantham closed Public Comment period.

All Commissioners stated support for the project.

MOTION: Commissioner Fennacy moved to conditionally approve Major Modification #A00-016 to the existing Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061, and Parking Exception #AD0-076 subject to conditions attached as Exhibit "B."

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (5-0).

B-2 **Case No.:** #UP0-344

Site Location: End of Nutmeg Street (on County-owned land)

Proposal: Approval of the Mitigated Negative Declaration and Environmental Mitigation Monitoring Program for the Nutmeg Water Tank Removal and Replacement Project.

CEQA Determination: Mitigated Negative Declaration

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Staff Recommendation: Adopt Mitigated Negative Declaration.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

Wold presented the staff report.

Chairperson Grantham asked staff about the condition of the current tank. Livick stated the current tank is inadequate and needs to be replaced as it is not seismically resistant and does not meet commercial fire flow requirements.

Chairperson Grantham asked staff if the new tank will give the City insurance with annual state water shutdown projects. Livick stated it would not add supply to the system, so when state water is out, the City will still need to produce it locally or purchase it from the California Men's Colony. The new tank would act as a buffer when the existing water supply is contaminated.

Commissioner Fennacy noted the staff report did not mention the current tank is unsafe and asked Livick to clarify the severity of its condition. Livick stated it may be a problem depending on how much ground movement it experiences during a ground shaking event.

Commissioner Solu asked Livick to clarify whether the existing tank is only being used for emergency purposes. Livick stated the tank is constantly being used. Solu asked what would happen if the tank was not upgraded. Livick stated it would eventually fail, the City would not meet the NFPA requirements, the City would have a reduced fire rating—which could cause an increase in fire insurance premiums—and in the case of an emergency, the City would have less water to supply to the community.

Commissioner Solu asked staff to clarify what revisions have been made to the project, as referenced on page 9 of the Mitigated Negative Declaration. Wold stated, according to CEQA, the applicant must agree to the mitigations.

Commissioner Nagy asked if the tank is going to be placed underground. Wold clarified the proposed tank would be set below existing grade, between one and 20 feet, but not underground. This is a requirement for visual resources which is intended to reduce the tank's visibility from Highway 41.

Commissioner Napier asked staff if the issues raised by the Coastal Commissions have been discussed with the County. Wold stated staff has been working diligently with the County to resolve the issues and has incorporated them in the initial study.

Commissioner Napier asked Wold if the County is going to require an EIR. Wold stated an EIR will only be triggered if an impact is not mitigated to a level of less than significant. She stated there are no hazardous materials associated with the working processes of the water tanks.

Commissioner Napier asked why the City is proposing to install such a large tank to replace a small one. Livick explained standards change over time, and the Capital Improvement Program is based on rates, so the City needed to save money until it could afford to build a new one.

Chairperson Grantham opened Public Comment period.

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Leo Saulker, resident of Morro Bay, expressed concern regarding the noise, odor, and traffic associated with the demolition and construction of the tanks. He would like more information about the load ratings of the roads, how much weight will be coming over the road, and the construction schedule.

Stephanie Finley, resident of Morro Bay, expressed concern about the amount of heavy equipment and the number of workers that will be traveling to and from the job site if the project is approved. She also expressed concern about how the construction would restrict access to her home and the surrounding homes. Finley noted the fragility of the existing utility trenches and road leading to the tank. She did, however, state support for the project.

Bill Martin, resident of Morro Bay, suggested moving the tanks further into the valley, or further north, in order to preserve viewsheds and mitigate issues of proximity to the surrounding residences. He also suggested the City reexamine the lease policies to ensure the lease won't terminate when the property sells.

Barry Bran, resident of Morro Bay, asked the Commission if the proposed project will increase the City's current lease rate. He stated he would like to see the tank installed further north.

Chairperson Grantham closed Public Comment period.

Commissioner Solu asked staff to answer the questions posed by the public.

- Regarding construction noise and traffic, Wold clarified Staff addressed issues of construction noise and traffic in the initial study by incorporating mitigation measures for those issues. She noted the contractor will be required to submit a traffic control plan prior to construction which would restrict the impacts on nearby residents.
- Regarding tank location, Wold stated she was unsure whether the tank could be moved further back. The City has an easement where the existing tank is located and where the new tank is proposed.

Commissioner Solu noted the amount of soil being removed amounts to about 500 truck trips.

Chairperson Grantham stated he views this project as purely a public safety issue, as the City may need an emergency water supply in the future.

Commissioner Nagy seconded Grantham's statement that this is a public safety issue. He also expressed concern that the existing road may not be able to accommodate 500 truck trips as it is in somewhat poor condition. Nagy suggested continuing the item until the City discusses with the property owner the feasibility of using an alternative road on the property to access the site instead of Nutmeg Street.

Livick stated there is a clause in all public works project contracts which stipulates that if the contractor causes damage to public facilities, they must repair that damage. Livick stated other options are possible, depending on costs and time. He stated Staff would examine the feasibility

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2013

of establishing alternate access roads if the Commission decides they would like to pursue that option.

Staff noted the initial study does not explicitly state how many truck trips will be necessary to complete the project. Staff suggested the Commission continue the item until the number of truck trips is determined and an alternative haul method is defined.

MOTION: Chairperson Grantham moved to continue #UPO-344 to a date uncertain in order to address truck trips, an alternative construction route, and easement location.

The motion was seconded by Commissioner Solu.

Solu asked Staff about how to address the concerns posed by the Coastal Commission, and suggested moving the proposed tank further back into the valley.

Wold asked the Commission to direct Staff to provide amended simulations showing the proposed tank pushed further back. Chairperson Grantham stated he would include that in the motion.

The motion passed unanimously. (5-0).

Chairperson Grantham called for a five minute break.

B-3 **Case No.:** #E00-103

Site Location: 3450 Toro Lane

Proposal: Abandonment of an approximately 15,200 square foot portion of fee owned Toro Lane right of way, North of Yerba Buena and Westerly of the existing West curb line of Toro Lane. The abandonment will be processed using the procedures identified in the California Streets and Highways Code Section 8300 et seq. These procedures require that the abandonment (vacation) be in conformance with the City's General Plan.

CEQA Determination: Exempt

Staff Recommendation: Adopt resolution recommending City Council conditionally approve abandonment.

Staff Contact: Rob Livick, Public Services Director, (805) 772-6569

Livick presented the staff report.

Chairperson Grantham clarified the abandonment would be sold, not given away. If the project is approved, it will increase property taxes to the City and will relieve the City of maintaining that area.

Commissioner Solu asked if the City will continue to maintain Toro Lane if the abandonment is approved. Livick confirmed the City will continue to maintain the street up to the North Point subdivision.

Livick stated the Morro Bay-Cayucos Connector trail would run along the east side of the street, in the Caltrans right-of-way.

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Commissioner Solu clarified with Livick the property owner has several options for accessing the property if the project is not approved.

Commissioner Solu clarified beach access through the proposed project area would be prohibited if the project is approved as it is now private property.

Commissioner Nagy asked for further clarification about how public beach access will be affected if the project is approved. Livick stated the City will maintain the five-foot easement on the north side of the property for public beach access.

Commissioner Nagy asked Livick to clarify the conditions of the lease agreement and explain what would happen if the property were to be sold again in the future.

Chairperson Grantham opened Public Comment period.

Greg Frye, Applicant, stated he would be conscientious of his neighbors when considering development options.

Bill Martony, resident of Morro Bay, spoke against the proposed project due its historic or prescriptive right. He stated he does not think it is appropriate for the City to abandon the land because of its valuable oceanfront location. He suggested the area should instead be used as a parking lot.

Barry Branin, resident of Morro Bay, spoke against the project, also stating the proposed site should be used for parking for users of the Morro Bay-Cayucos Connector trail.

Chairperson Grantham closed Public Comment period.

Commissioner Fennacy stated there is no compelling evidence indicating this project is not consistent with the General Plan. He noted the project is an abandonment with compensation to the City, as directed by the City Attorney to the City Council. He stated this is a property rights issue, and he stated support for the project.

Commissioners Solu, Nagy, and Napier stated support for the project.

MOTION: Commissioner Fennacy moved to adopt Planning Commission Resolution Number 01-13, finding that the right-of-way abandonment is consistent with the General Plan and recommended that the City Council adopt a resolution of intention of the abandonment with attached findings and conditions, including added Condition #5 which requires the Applicant to acquire a Coastal Development Permit, if necessary, before the final abandonment order.

The motion was seconded by Commissioner Solu and the motion passed unanimously. (5-0).

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UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: SoCal Gas Advance Meter Project

Staff reviewed the upcoming project with Commissioners. Wold noted there are five separate sites with five separate Coastal Development Permits.

NEW BUSINESS

- D-1 2013 Planner's Institute
Staff Recommendation: Discuss attending 2013 Planner's Institute.

Livick stated the City Manager has authorized all Commissioners to attend the Institute.

DECLARATION OF FUTURE AGENDA ITEMS – None.

ADJOURNMENT

The meeting adjourned at 7:41 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, February 6, 2013 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1

MEETING DATE: February 6, 2013

Staff Report

TO: Planning Commissioners

DATE: January 31, 2013

FROM: Kathleen Wold, Planning Manager

SUBJECT: Coastal Development Permit (#CP0-389) to allow the installation of water treatment plant improvements at the City's Desalination Plant located at 170 Atascadero.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";

- B. Approve Coastal Development Permit (#CP0-389) subject to the Conditions included as Exhibit "B" and the site development plans dated November 2012.

APPLICANT/AGENT: City of Morro Bay

LEGAL DESCRIPTION/APN: 170 ATASCADERO/066-331-032

PROJECT DESCRIPTION: The Applicant is seeking a Coastal Development permit approval to construct four new calcium carbonate finishing tanks; replacement of two product water pumps; installation of a new cleaning system neutralization tank; relocation of the existing chemical cleaning feed system; installation of a new utility transformer pad, installation of a metered service switchboard, electrical distribution and variable frequency drive, and installation of miscellaneous structural, mechanical, piping systems and appurtenances as required to complete the upgrade.

Prepared By: KW

Dept Review: RL

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	CVS/PD, School	South	M-1/PD/I, City of Morro Bay's Corporation yard
East:	M-1/PD/I, City of Morro Bay's Corporation yard	West:	M-1/PD/I, City of Morro Bay's Corporation yard

<u>Site Characteristics</u>	
Site Area	17,350 square feet
Existing Use	City of Morro Bay's Desalination Plant
Terrain	Flat/Graded
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archeological resource.
Access	Atascadero Road

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	General Industrial (Light)
Base Zone District	M-1
Zoning Overlay District	PD/I
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located within the Appeals Jurisdiction

BACKGROUND:

The Water Treatment Plant (desalination plant) was originally constructed in 1991 under an emergency Coastal Development Permit and in 1995 a Coastal Development Permit was approved by the California Coastal Commission (CCC) to allow permanent use of the existing seawater wells, pipelines, electrical services and a brine discharge pipe to the PG&E outfall to support operation of the existing desalination plant. The permit issued by CCC contained a condition that the permit would expire in five years or in 2000. Staff is currently working with Coastal Commission staff to renew this permit. The plant is designed for a capacity of 400 gallons per minute of potable water (645 acre feet per year) and the permit issued by the CCC limited the plant to 400 gpm.

With the original construction of the Desalinization Plant in 1991, the product or output pipeline was designed and installed to accommodate only the 400 gallon per minute production rate flow from the seawater desalination facility. At that time the remaining water supplies consisted of the disinfected water from Morro and Chorro Valley well field.

Currently, the City's water portfolio consist of State Water, including a drought buffer; limited water production from the Chorro Valley wells, due to stream flow constraints; water from the Morro Valley well field, currently either blended with state water for peak demands and/or treated with the brackish water reverse osmosis system; and converted seawater. These water sources are used conjunctively to maximize the use of State Water, due to its high costs whether delivery is taken or not because of the capital debt service.

It became clear in 2007 that the nitrate contamination in the Morro wells was not going to be an intermittent condition but rather a consistent issue for time uncertain. In order to use its existing water supplies, the City installed brackish water reverse osmosis (BWRO) treatment equipment at the Desalinization Plant in order to reduce the nitrate concentration and retain beneficial use of this water resource. The Desalinization Plant now has the capability of treating the contaminated ground water, along with the ability to convert seawater for drinking water uses.

Delivery constraints existed because the pipeline segment did not have the capacity to transport the maximum production rate of both treated groundwater and converted seawater simultaneously. Furthermore the mechanical and electrical systems responsible for providing chemical treatment and pressurized delivery of treated water from these sources were also deficient.

On August 23, 2010 the City Council adopted Resolution No. 43-10 accepting a California Department of Public Health (CDPH) grant through Proposition 84 for modifications to our Desalinization Plant in the total amount of \$600,000.

The approved scope of the grant was twofold: to replace the potable water line from the desalinization plant and to modernize, upgrade and improve the electrical and mechanical systems at the desalinization plant itself. The potable water line was constructed in 2011. This Proposal completes the remaining work to be done.

PROJECT OVERVIEW

Completion of this Project will allow for sufficient facility capacity for delivery of the full production capabilities of the existing groundwater treatment system as well as the full production of converted seawater.

This upgrade does not increase the production capacity of the City's Water Treatment Plant, nor does it increase the amount of water that is authorized for delivery under State permits. The upgrade simply removes a bottleneck to delivery that occurred when nitrate-contaminated groundwater was rerouted through the treatment plant which had limited delivery capacity. Furthermore, the implementation of this project allows the City to meet its customer demands for water during periods of State Water shutdown without reliance on outside agencies, like the emergency water purchase agreement with the California Men's Colony.

Specific improvements to be covered by this contract include: construction of four (4) new calcium carbonate finishing tanks; replacement of two product water pumps; installation of a new cleaning system neutralization tank; relocation of the existing chemical cleaning feed system; installation of a new utility transformer pad; installation of a metered service switchboard, electrical distribution, and variable frequency drive; and installation of miscellaneous structural, mechanical, piping systems and appurtenances as required to complete the upgrade.

All of the above described improvements will be contained within the existing fenced site. Some components are replacements for existing equipment, such as the new water pumps. Other components are inside of the existing building and therefore have no visual or other impact. Proposed additional facilities that are outside of the building include the new transformer, four new calcium carbonate tanks, and the new cleaning system neutralization tank. The location of these facilities is shown on the plans.

PROJECT SPECIFICS

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to an existing plant which will not result in intensification of use in that the modifications will not result any increase in water available to the community.

General Plan

The General Plan designation for this area is General Industrial (light). This designation provides for light industry land uses which do not require materials or equipment which would emit excessive air, audio, water or land pollutants, or would require considerable outdoor storage, are allowable in this designation. The operation of the desalination plant does not require excessive amounts of outdoor storage although some equipment is located outside a building and it does not emit excessive air, audio, water or land pollutants.

Zoning Ordinance

The M-1 (Light Industrial) zone district provides for industrial development wherein manufacturing and other industries can locate and operate, while maintaining an environment minimizing offensive or objectionable noise, dust, odor or other nuisances, all well designed and properly landscaped. When the plant was originally approved in the 1991 it was determined that the desalination plan was an approved use within this district although not a use specifically listed in the use table.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on January 25, 2013 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards, therefore staff recommends approval of the Coastal Development Permit.

Exhibits:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Plans

Exhibit D- Coastal Development Permit 3-94-46

EXHIBIT A

FINDINGS

SITE: 170 ATASCADERO

PROJECT DESCRIPTION: Coastal Development permit to construct four new calcium carbonate finishing tanks; replacement of two product water pumps; installation of a new cleaning system neutralization tank; relocation of the existing chemical cleaning feed system; installation of a new utility transformer pad, installation of a metered service switchboard, electrical distribution and variable frequency drive, and installation of miscellaneous structural, mechanical, piping systems and appurtenances as required to complete the upgrade.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alter of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project as described above involves minor alterations to an existing plant which will not result in intensification of use in that the modifications will not result any increase in water available to the community

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained with the staff report. The project was also reviewed for compliance with Chapter 3 of the Coastal Act and it was found that the upgrades propose are contained within the original footprint of the project area and therefore will not impact access to the beach or other recreational endeavors.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 170 ATASCADERO

PROJECT DESCRIPTION: Coastal Development permit to construct four new calcium carbonate finishing tanks; replacement of two product water pumps; installation of a new cleaning system neutralization tank; relocation of the existing chemical cleaning feed system; installation of a new utility transformer pad, installation of a metered service switchboard, electrical distribution and variable frequency drive, and installation of miscellaneous structural, mechanical, piping systems and appurtenances as required to complete the upgrade.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 31, 2013, for the project depicted on plans dated November 2012 on file with the Public Services Department. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the

City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
9. Flood Damage Prevention Regulations: The new construction associated with this project shall comply with the City's Flood Damage Prevention Regulations (Chapter 14.72 MBMC). Specifically, all new facilities subject to damage during a flood event shall be elevated or flood proofed to a minimum of two-feet above the Base Flood Elevation and and all new facilities shall also be designed to resist the hydrostatic and hydrodynamic forces, while not causing a significant rise of the water surface elevation on surrounding properties. The applicant shall provide an elevation certificate and or flood proofing certificate as evidence of compliance with this requirement.

City of Morro Bay



2012 CITY WATER TREATMENT PLANT IMPROVEMENTS

November 2012

RECEIVED
JAN 09 2013
 City of Morro Bay
 Public Services Department

SHEET LIST TABLE

Sheet Number	Sheet Title	Sheet Description
1	G-001	TITLE SHEET
2	G-002	SITE PLAN
3	C-101	CALCIUM CARBONATE TANK AREA - SITE PLAN
4	C-102	CALCIUM CARBONATE TANK AREA - ELEVATION & DETAILS
5	C-103	PRODUCT WATER PUMPS - DEMOLITION PLAN
6	C-104	PRODUCT WATER PUMPS - SITE PLAN & ELEVATIONS
7	C-105	CIP TANK AREA - DEMOLITION PLAN
8	C-106	CIP TANK AREA - SITE PLAN AND ELEVATION PLAN
9	C-107	ELECTRICAL SYSTEM CIVIL PLAN
10	C-108	CONSTRUCTION DETAILS - 1
11	C-109	CONSTRUCTION DETAILS - 2
12	S-001	STRUCTURAL GENERAL NOTES, STRUCTURAL DRAWING INDEX, ABBREVIATIONS
13	S-101	SITE PLAN
14	S-102	WALKWAY PLAN
15	S-103	DETAILS
16	N-101	P&I DIAGRAM - CALCIUM CARBONATE TANKS
17	N-102	P&I DIAGRAM - CIP SYSTEM
18	E0.1	GENERAL NOTES, SYMBOLS, LEGEND & ABBREVIATIONS
19	E0.2	SINGLE LINE DIAGRAM
20	E0.3	ELECTRICAL SCHEDULES
21	E1.0	ELECTRICAL DEMOLITION PLAN
22	E1.1	ELECTRICAL PLAN
23	E1.2	ENLARGED PLANS
24	E2.0	ELECTRICAL DETAILS - 1
25	E2.1	ELECTRICAL DETAILS - 2

CLIENT
 City of Morro Bay
 955 Shasta Avenue
 Morro Bay, CA 93442

PROJECT
2012 CITY WATER TREATMENT PLANT IMPROVEMENTS

REVIEWED BY:
 PUBLIC SERVICES DIRECTOR/CITY ENGINEER

 ROB LMKC, PEPLS
 11-20-12
 DATE

REVIEWED BY:

 DATE

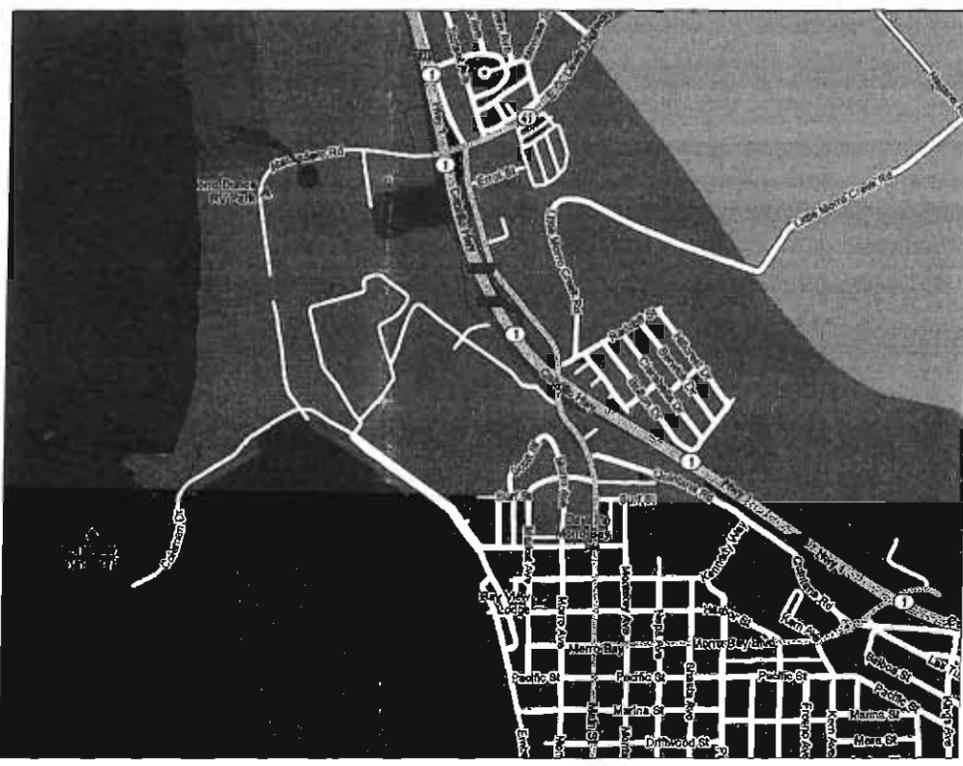
MICHAEL K NUNLEY & ASSOCIATES
 WATER • WASTEWATER • WATER REUSE
 589 MAY STREET
 ARROYO GRANDE, CA 93420 (805) 574-3202

ENGINEER OF RECORD

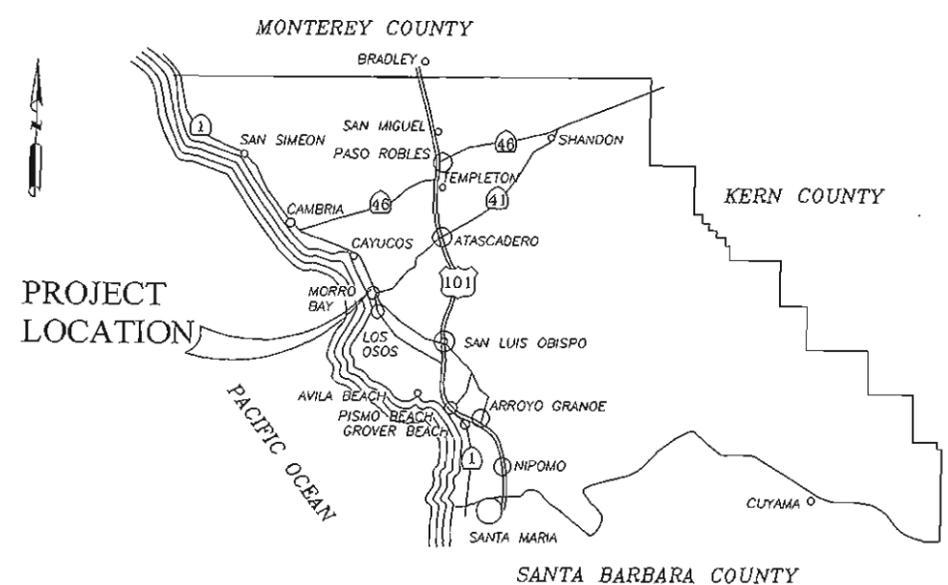
 Michael K Nunley, PE
 No. C61801 Exp. 05/30/2013

DATE
 NOV. 2012

SHEET
G-001
 1 OF 25



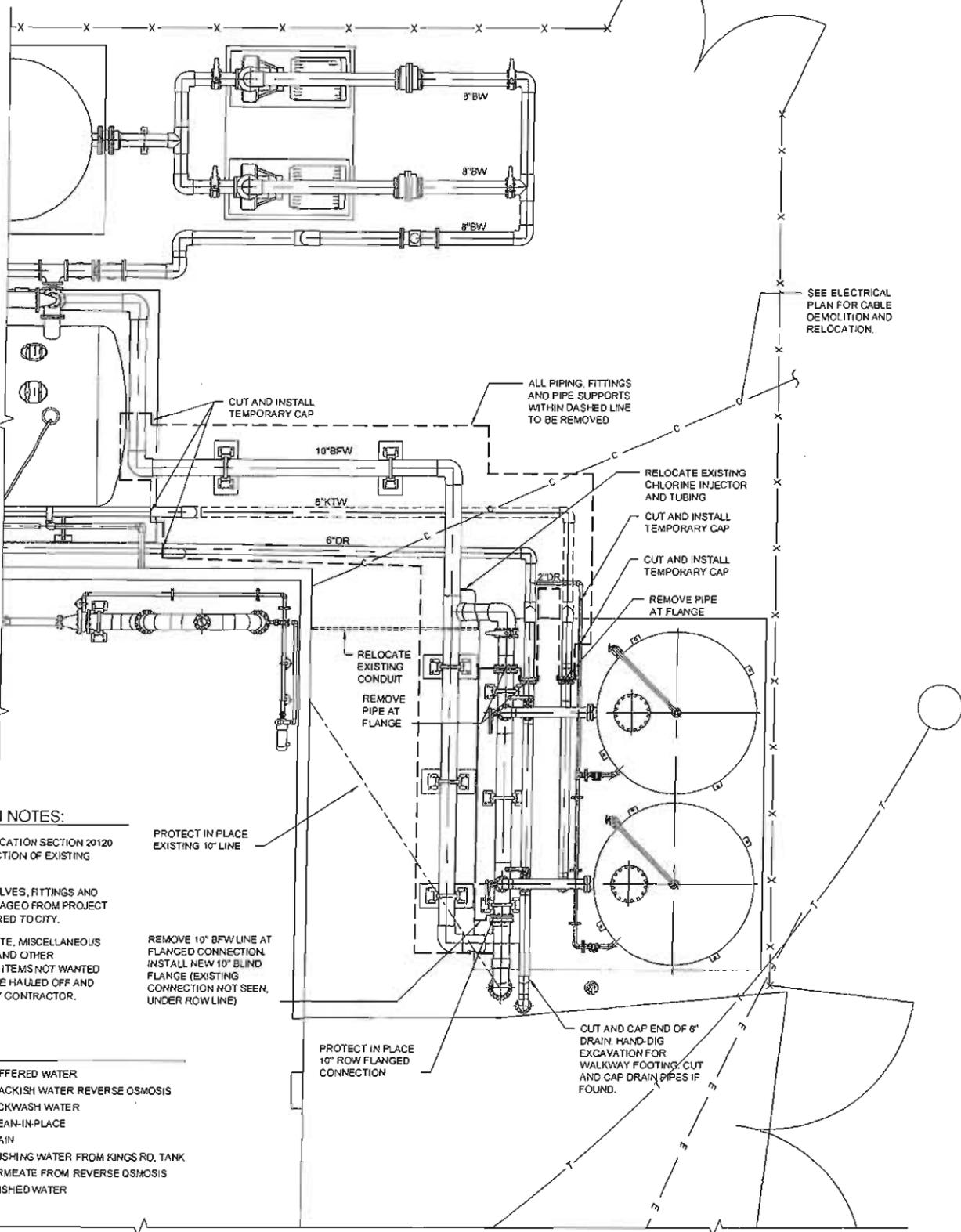
LOCATION MAP



VICINITY MAP

DWS: C:\shasta\mca\Design\2012 City Water Treatment Plant Improv\CAD\Drawings\Final Plans\01-G-001.dwg USER: jim
 DATE: May 18, 2012 6:43am XREFS:
 Project Designer: Jim Froelicher, Shastock Drafting & Design, 4975 Shastock Road, Ukiah, CA 95422 (916) 514-3659





DEMOLITION NOTES:

- SEE SPECIFICATION SECTION 20120 FOR PROTECTION OF EXISTING UTILITIES.
- ALL PIPE, VALVES, FITTINGS AND PUMPS SALVAGED FROM PROJECT TO BE OFFERED TO CITY.
- ALL CONCRETE, MISCELLANEOUS HARDWARE AND OTHER DISMANTLED ITEMS NOT WANTED BY CITY TO BE HAILED OFF AND DISPOSED BY CONTRACTOR.

PROTECT IN PLACE EXISTING 10" LINE

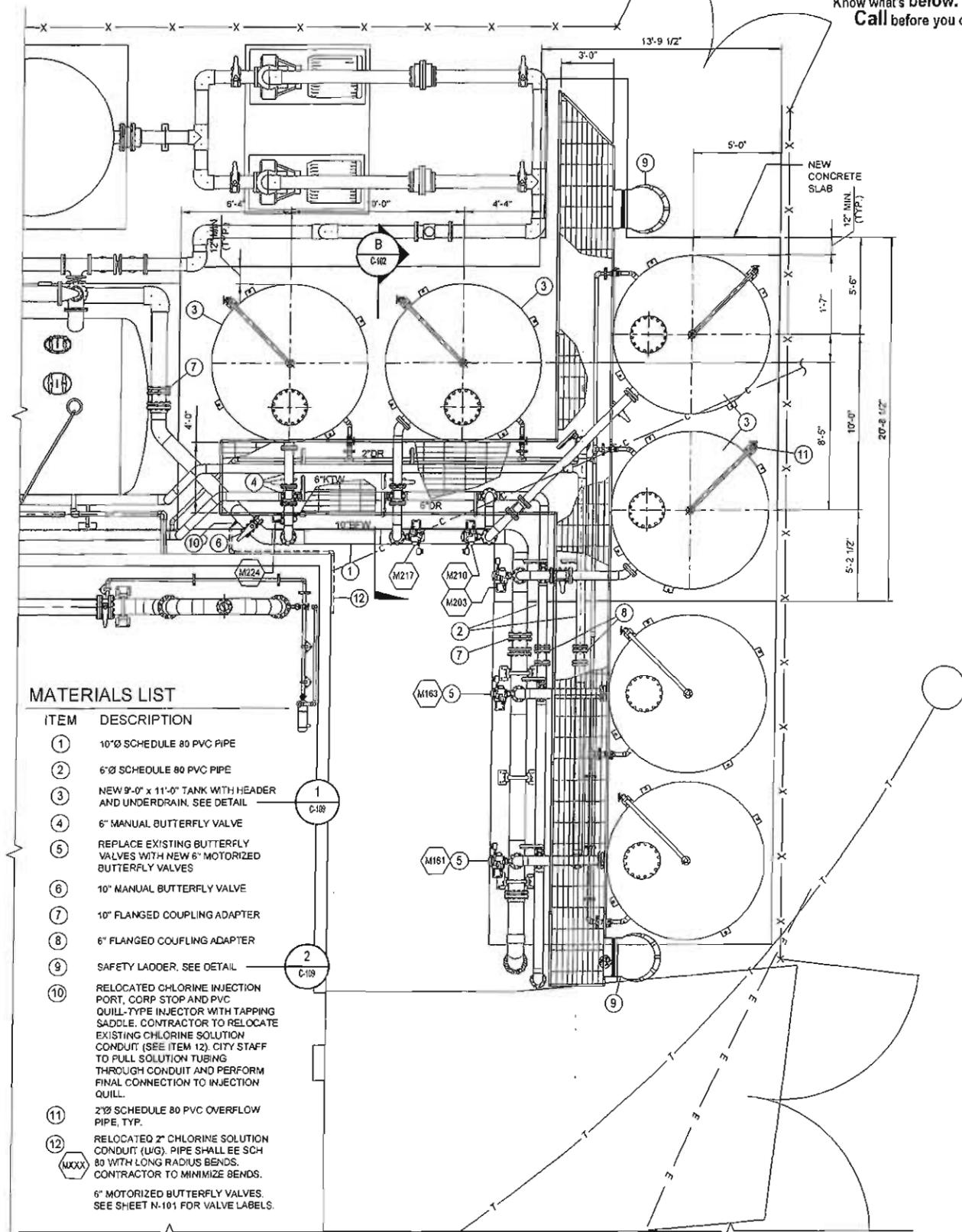
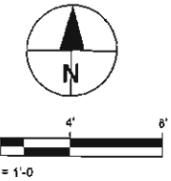
REMOVE 10" BFW LINE AT FLANGED CONNECTION. INSTALL NEW 10" BLIND FLANGE (EXISTING CONNECTION NOT SEEN, UNDER ROW LINE)

LEGEND:

- BFW BUFFERED WATER
- BWRD BRACKISH WATER REVERSE OSMOSIS
- BW BACKWASH WATER
- CIP CLEAN-IN-PLACE
- DR DRAIN
- KTW FLUSHING WATER FROM KINGS RD. TANK
- ROW PERMEATE FROM REVERSE OSMOSIS
- FW FINISHED WATER

SITE DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



MATERIALS LIST

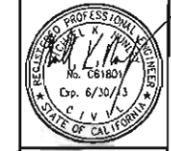
ITEM	DESCRIPTION
①	10"Ø SCHEDULE 80 PVC PIPE
②	6"Ø SCHEDULE 80 PVC PIPE
③	NEW 9'-0" x 11'-0" TANK WITH HEADER AND UNDERDRAIN. SEE DETAIL
④	6" MANUAL BUTTERFLY VALVE
⑤	REPLACE EXISTING BUTTERFLY VALVES WITH NEW 6" MOTORIZED BUTTERFLY VALVES
⑥	10" MANUAL BUTTERFLY VALVE
⑦	10" FLANGED COUPLING ADAPTER
⑧	6" FLANGED COUPLING ADAPTER
⑨	SAFETY LADDER. SEE DETAIL
⑩	RELOCATED CHLORINE INJECTION PORT, CORP STOP AND PVC QUILL-TYPE INJECTOR WITH TAPPING SADDLE. CONTRACTOR TO RELOCATE EXISTING CHLORINE SOLUTION CONDUIT (SEE ITEM 12). CITY STAFF TO PULL SOLUTION TUBING THROUGH CONDUIT AND PERFORM FINAL CONNECTION TO INJECTION QUILL.
⑪	2"Ø SCHEDULE 80 PVC OVERFLOW PIPE, TYP.
⑫	RELOCATED 2" CHLORINE SOLUTION CONDUIT (UG). PIPE SHALL BE SCH 80 WITH LONG RADIUS BENDS. CONTRACTOR TO MINIMIZE BENDS.
XXXX	6" MOTORIZED BUTTERFLY VALVES. SEE SHEET N-101 FOR VALVE LABELS.

SITE PLAN

SCALE: 1/4" = 1'-0"



APP'D	DATE	06/30/2013
DESCRIPTION	766 NUMBER	C61801
PROJECT ENGINEER	MICHAEL K. NUNEZ	



MKN
MICHAEL K. NUNEZ & ASSOCIATES
WATER - WASTEWATER - WATER REUSE
850 MAY STREET
PHOTO GROUND, CA 93440
(805) 574-3888



City of Morro Bay
2012 City Water Treatment Plant Improvements
CALCIUM CARBONATE TANK AREA
SITE PLAN

DESIGNED: MKN
DETAILED: JPF
CHECKED: -
APPROVED: -
DATE: NOVEMBER 2012
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE
PROJECT NO.

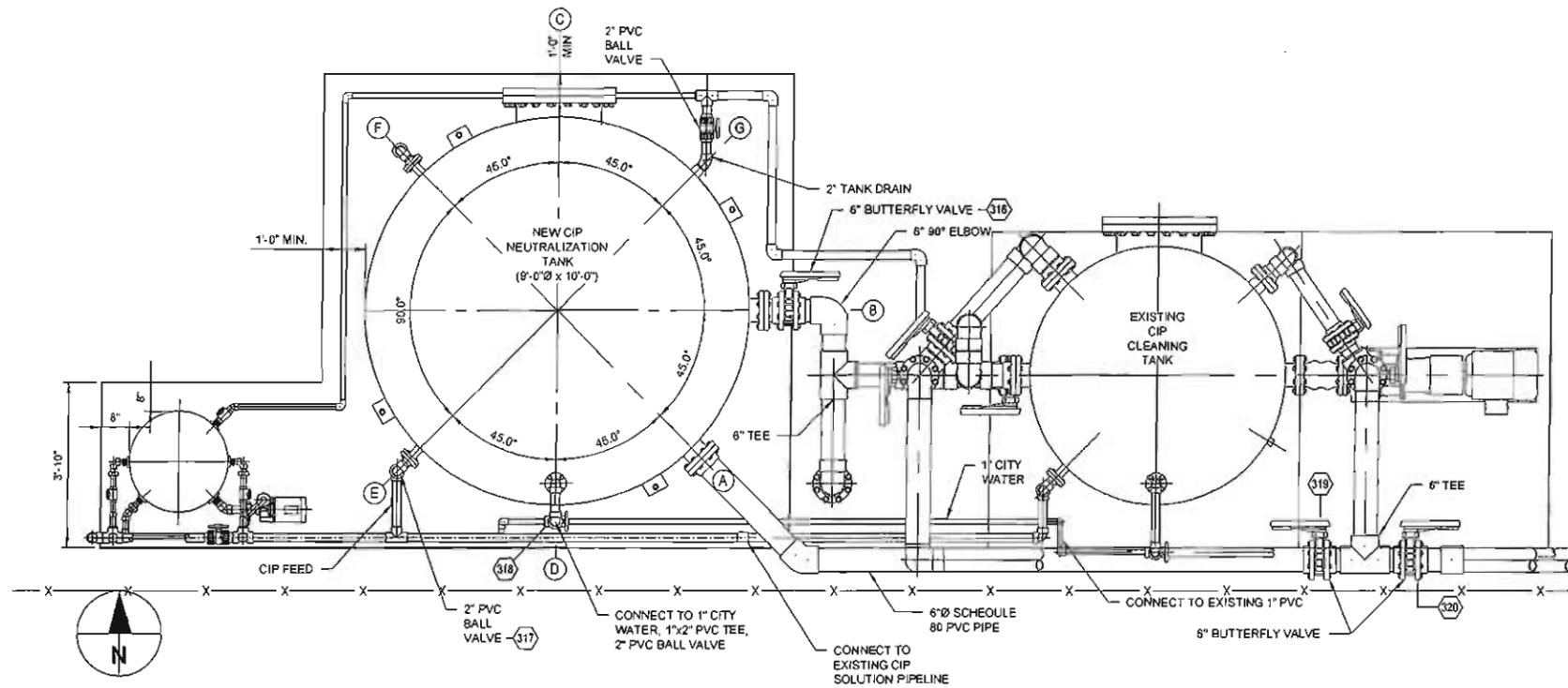
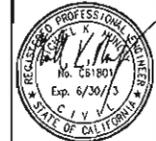


Know what's below.
Call before you dig.

Project Designer: Jim Friesacker, Shamrock Drafting & Design
4875 Sycamore Road, Aliso Viejo, CA 92622 (805) 674-3689

PWS: C:\shamrock\Drawings & Design\2012 City Water Treatment Plant Improvements\Final Plans\C-106.dwg Layout Name: C-106 - Plotted by: Jim Date: 11/16/2012 2:35 PM
XREFS: C:\P\CAD\CAD\CAD - CIP - IMAGES\ink\gray\cadd_bsp.jpg

APR	DATE	06/30/2013
DESCRIPTION	PROJECT NUMBER	C51801
PROJECT ENGINEER	DATE	MICHAEL K. NUNLEY



SITE PLAN

SCALE: 1/2" = 1'-0"

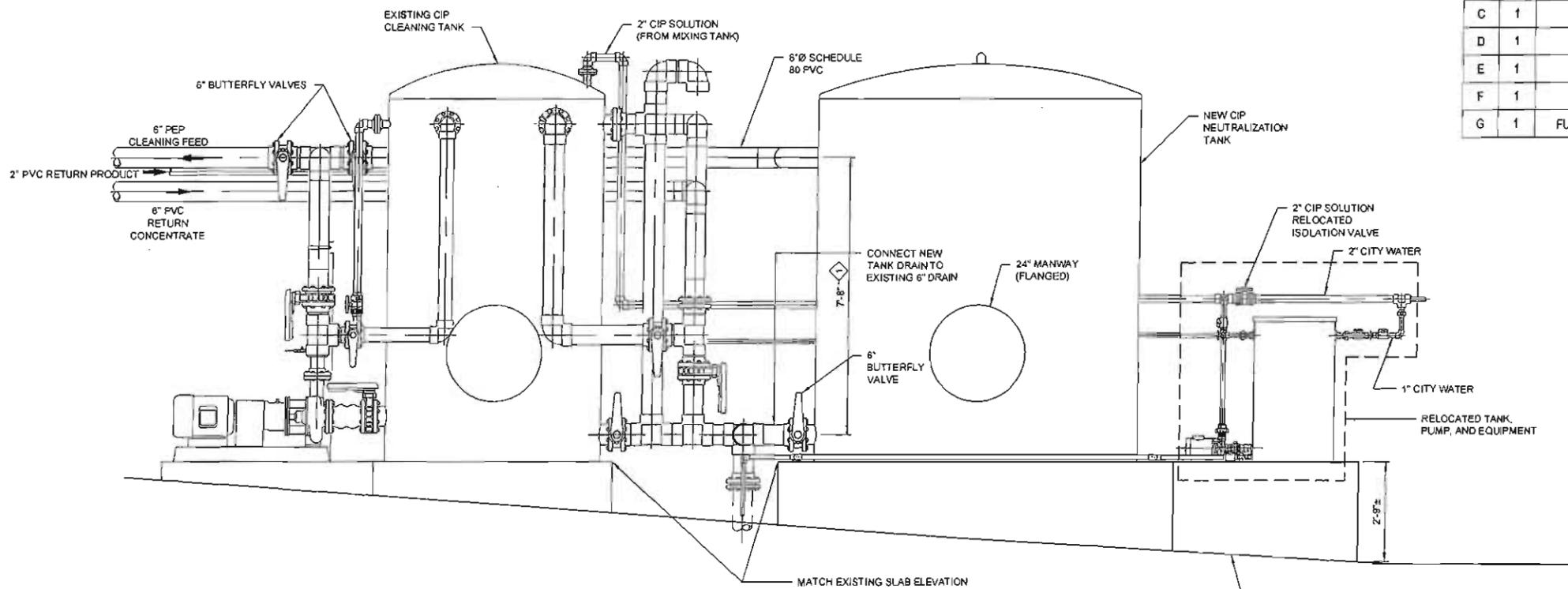
1

TANK CONNECTION LEGEND

SYM	QTY	NOMENCLATURE	DESCRIPTION	SERVICE
A	1	FLANGE	6" 150# DRILLING	INLET
B	1	FLANGE	6" 150# DRILLING - DOUBLE FLANGE	OUTLET
C	1	FLANGE	24" MANUFACTURER STANDARD	MANWAY
D	1	FLANGE	2" 150# DRILLING	INLET
E	1	FLANGE	2" 150# DRILLING	INLET
F	1	FLANGE	2" 150# DRILLING	LEVEL GAUGE
G	1	FULL COUPLING	2" FPT COUPLING	DRAIN

NOTE:

1 CONTRACTOR TO VERIFY ELEVATION OF EXISTING CIP CLEANING TANK AND ORDER TANK WITH MATCHING ELEVATIONS.



NORTH ELEVATION

SCALE: 1/2" = 1'-0"

2

CONTRACTOR TO VERIFY GRADE PRIOR TO CONSTRUCTING FOUNDATION

City of Morro Bay
2012 City Water Treatment Plant Improvements
C.I.P. TANK AREA
SITE PLAN AND ELEVATION VIEW

DESIGNED: MKN
DETAILED: JPF
CHECKED: -
APPROVED: -
DATE: NOVEMBER 2012

PROJECT NO. C-106
SHEET 8 OF 25



- | | | |
|-------------------------------|--------------------------|--------------------|
| 1. Water Treatment Plant | 4. Hanson Aggregates | 7. RV Park/Storage |
| 2. Wastewater Treatment Plant | 5. Morro Bay High School | 8. Residence |
| 3. Corporate Yard | 6. Hotel | 9. Youth Center |



Photo of northeast corner of water treatment plant site showing the proposed location of four new calcium carbonate tanks. The view of Morro Rock in the background is already obscured by the existing building.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, STE. 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200

TH10A**ADOPTED**

Filed: 01/11/95
Staff: SG-SC
Staff Report: 02/17/95
Hearing Date: 03/09/95
Commission Action:

STAFF REPORT: REVISED FINDINGS

APPLICATION NO.: 3-94-46
 APPLICANT: CITY OF MORRO BAY
 PROJECT LOCATION: Along the Embarcadero, Atascadero Road, and Coleman Drive in the vicinity of Morro Rock and Morro Creek, City of Morro Bay, San Luis Obispo County.
 PROJECT SITE ZONING: ESH, OA-1(PD), OA-2(PD), OA-2/CF(PD), CF(PD), M-2
 PROJECT SITE LAND USE DESIGNATION: Environmentally Sensitive Habitat, Open Space, Commercial Fishing, Industrial

PROJECT DESCRIPTION: Proposal 1) to allow permanent use of existing seawater wells, pipelines, electrical services, and a brine discharge pipe to the PG&E outfall to support operation of an existing desalination plant with a capacity of 400 gallons per minute of potable water (645 acre feet per year), and 2) construct four additional seawater wells to be used to support a maximum potable water production of 960 gallons per minute (1548 acre feet per year) from the desalination plant.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits 4-90-55, 4-91-37, R-4-91-37, 4-92-01, 4-92-01A-1.

COMMISSIONERS ON PREVAILING SIDE: Williams, Wright, Calcagno, Cervantes, Doo, Flemming, Giacomini, Stevens, Moulton-Patterson, Rick, and Vargas.

STAFF NOTE

Revisions to the findings and conditions to reflect the Commission's action on this permit on January 11, 1995, are found on pages 5, 6, 17, and 18. These revisions 1) deal with the possibility of the City coming back to the Commission to amend this permit to allow an alternate brine discharge location and 2) acknowledge that, if in the future the Commission determines that operation of the desalination plant is causing adverse impacts to the marine environment, the Commission may at that time direct the City to cease operation of the plant or may allow the continued operation of the plant, depending on circumstances.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission, after public hearing, grant a permit to the City of Morro Bay to operate the existing desalination plant on a full-time, permanent basis, as needed, at the City's discretion. However, the request to increase the capacity of the plant by construction four additional seawater wells is denied.

The following chart highlights the major recommended conditions in comparison with the application and the City-issued permit for the portion of the plant in the City's jurisdiction.

	<u>City Application</u>	<u>City Permit</u>	<u>CCC Staff Recommendation</u>
PG&E Outfall	--	Requires Operational Agreement	Requires Operational Agreement and Agreement to use outfall and easement area Prior to Issuance of Permit
Permit Length	--	--	Five Years
Monitoring	--	Marine environment per Regional Water Quality Control Board	Marine environment per Regional Water Quality Control Board
Size of Plant	960gpm (1548 acre feet per year)	400gpm (645 acre feet per year)	400gpm (645 acre feet per year)
Use of Plant	Full-time, Permanent	Consistent with water management plan (which calls for permanent, at discretion of City)	Full-time, permanent, at discretion of City

The chart below shows estimates of the current and projected City population, water demand in acre feet per year, and source of water supply.

Current Estimated and Projected Population and Water Demand and Sources

<u>Population</u>	<u>Demand</u>	<u>Existing Sources</u>	<u>Planned Sources</u>
1994: 10,608	1,557	Groundwater	n/a
2000: 12,200	1,790 - 2,269 (lower figure if drought)	n/a	State Water, desalination plant, groundwater

According to the groundwater analysis conducted by the City's water management plan consultant, the City can safely pump about 1,600 acre feet per year of groundwater from its groundwater sources in a "normal" year without overdraft but should limit groundwater extraction to 950 acre feet per year during drought periods. That information is displayed in the following chart along with estimated future supply and demand.

Estimated Year 2000 Water Supply and Demand
During Drought and Non-Drought

	<u>Amount(acre feet per year)</u>	
<u>Water Supply(w/o desalination)</u>	<u>Drought</u>	<u>Non-Drought</u>
Groundwater	950	1,600
State Water	263 - 748	1,155 - 1,313(maximum)
TOTAL SUPPLY(w/o Desalination)	1,213 - 1,698	2,755 - 2,913
DEMAND	1,790	2,269
(SHORTFALL) or EXCESS	(577 - 92)	486 - 644

Shortfall would be made up by desalination which could supply up to 645 acre feet per year. In non-drought periods City would reduce groundwater pumping and not operate desalination plant or operate desalination plant with greater reduction in groundwater pumping.

Exhibits

- A. Standard Conditions
- B. Location Map
- C. Location of City Groundwater Wells and Morro and Chorro Creek Basins
- D. Vicinity Map
- E. Project Site Map
- F. Aerial Photo of Surrounding Land Uses
- G. Desalination Plant Layout
- H. Reverse Osmosis Schematic Diagram
- I. Chronology of Actions Taken by the City to Relieve Water Shortages
- J. Conditions of Permit 4-92-01 A

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STAFF RECOMMENDATION:

Staff Recommends that the Commission adopt the Following resolution:

Approval With Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development as conditioned will, to the maximum extent feasible, be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the local government's Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located both landward and seaward of the first public road nearest the shoreline, is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

RECOMMENDED CONDITIONS

Standard Conditions

See Exhibit A.

Special Conditions

1. PERMIT AUTHORIZATION

This permit authorizes the City of Morro Bay to utilize the existing desalination plant appurtenant facilities to support the existing desalination facility as configured with four independent trains each containing eight pressure vessels and fifty-six reverse osmosis membranes on a non-emergency basis. The estimated potable water

production of this facility is 400 gallons per minute (645 acre feet per year). Appurtenant facilities includes only the existing five seawater wells, pipes, and pumps needed to supply the desalination plant and provide for discharge at the PG&E outfall. The City is also authorized by this permit to extend the desalination plant outfall to the middle of the PG&E outfall channel and to install diffusers on the outfall pipe in order to enhance diffusion of the desalination plant brine discharge within the outfall channel. The City does not need to declare a formal water supply emergency in order to operate the desalination plant. Rather, the City may use its discretion in the timing of the plant operation based on quantity and quality of groundwater and availability of water from the State Water Project. In no event shall the water produced by the desalination plant be used to allow more growth than is currently allowed by the City's Local Coastal Program and Measure F.

2. BRINE DISCHARGE

PRIOR TO TRANSMITTAL OF THE PERMIT, the City shall submit to the Executive Director 1) a final agreement between the City and PG&E to allow the City to use PG&E's outfall and easement area for desalination plant discharges, and 2) a final operational agreement between the City and PG&E which shall provide for a minimal seawater discharge of 100 million gallons per day from PG&E to provide mixing and dispersion whenever the salinity of the desalination plant brine discharge is above 34 parts per thousand. All desalination brine shall be discharged through the existing discharge line from the existing desalination plant to the PG&E outfall channel. If the City is unable to obtain an agreement with PG&E for brine discharge into the power plant outfall, the City may apply for an amendment to this condition to allow for an alternate brine discharge location.

3. PERMIT EXPIRATION

This permit will expire on December 31, 1999. If the City wishes to continue operation of the desalination plant beyond that date, the City shall submit an application for a new permit no later than July 31, 1999. Submittal of a complete application shall toll the expiration date. The permit application shall include a comprehensive report which discusses the operation of the desalination plant since the issuance of this permit, including the following: 1) the then current water supply and demand, 2) amount of water produced by each of the following: the desalination plant, groundwater wells, the State Water Project, and any other source, since the date of issuance of this permit, shown on a monthly and yearly basis, 3) impacts of the desalination plant operation on the marine environment, 4) rate of growth of the City and the then current population, and 5) measures to be incorporated to reduce desalination plant energy consumption.

4. FURTHER ENVIRONMENTAL REVIEW

Further environmental review and City approval of an increase in capacity shall be required prior to any application to the Coastal Commission for additional seawater water wells or other appurtenances to support an increase in capacity beyond that provided by the facility's existing physical configuration.

5. ANNUAL REPORT

The City shall submit an annual report by January 30 of each year, beginning January 30, 1996, to the Executive Director reporting the dates and times of operation of the desalination plant, the amount of water produced and electricity consumed by the desalination plant each time of operation and the total for the year, the monthly and yearly total amount of water produced by the City's groundwater wells, the monthly and yearly amount of water delivered by the State Water Project, and the City's monthly and yearly total water demand and supply. The report shall be in narrative form with such charts, graphs, etc., as may be necessary to adequately portray relevant information.

6. REGIONAL WATER QUALITY CONTROL BOARD REPORTS

The City shall submit to the Executive Director a copy of each report required to be submitted to the Regional Water Quality Control Board (RWQCB) at the same time as such report is submitted to the RWQCB.

7. LIMITS ON WATER SALES

The City shall not sell water produced by the desalination plant to other than customers within the City or existing customers outside the City, nor shall the City use water produced by the desalination plant to offset the sale of water from any other source.

B. MARINE ENVIRONMENT IMPACTS, COMMISSION REVIEW

If, after consultation with the appropriate resource and regulatory agencies such as the California Department of Fish and Game, the Regional Water Quality Control Board, and the US Fish and Wildlife Service, the Executive Director determines that operation of the desalination plant is having adverse impacts on the marine environment, the Executive Director shall inform the Commission and set a public hearing on that determination. If, after public hearing, the Commission determines that the plant operation is resulting in adverse impacts to the marine environment, the Commission will inform the City in writing of such determination. The City shall then cease operation of the plant as directed by the Commission. If the Commission determines, consistent with the California Environmental Quality Act, that there are overriding concerns that require the continued operation of the desalination plant (e.g., a lack of any alternate or supplemental water source available to the City and evidence that the City has applied the most stringent water conservation measures), then the City may continue to operate the desalination plant as directed by the Commission.

RECOMMENDED FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

I. PROJECT BACKGROUND AND DESCRIPTION

A. Background

Like other areas of coastal central California, the City of Morro Bay keenly felt the impacts of several years of drought in the late 1980's and early 1990's. The City was dependent on ground water wells in the Morro and Chorro Creek valleys (see Exhibit C). Much less than usual rainfall failed to adequately recharge the aquifers and the City found it increasingly difficult to produce water in sufficient quantity and of adequate quality to meet demand as the water levels in the aquifers dropped. Exhibit I displays, in tabular form, the chronology of actions the City took to relieve water shortages, including the construction of the existing desalination plant. That chronology is provided in more detail in narrative form in the following pages.

In May of 1990 the City declared a Level Three water supply condition, which required mandatory conservation measures. In July of that year, the City installed the first desalination unit and used it to produce potable water from existing potable-water wells in the Morro Creek aquifer that were then producing brackish water due to aquifer drawdown and salt water intrusion. The City disposed of the concentrated brine left over from the desalination process through the outfall of the jointly-owned City of Morro Bay and Cayucos Sanitary District wastewater treatment plant. The City was subsequently sued by the Cayucos Sanitary District over the use of the wastewater treatment plant outfall for brine discharge. A settlement agreement ended that litigation. Part of that settlement agreement required the City to abandon one of its coastal development permits issued by the Coastal Commission, as described below.

As the year progressed, the water situation worsened. In September of 1990, the City installed a second desalination unit on existing brackish-water wells and in November approved funding for a desalination seawater test well program. The City applied for and received a coastal development permit waiver for the drilling of sea-water test wells as part of that program from the Coastal Commission in February 1991. That same month, the City declared a Level Five emergency water supply condition which required mandatory water rationing. In March and June of 1991 the City issued itself two emergency coastal development permits for the construction of the current desalination facility and in September 1991, the Coastal Commission issued coastal development permit 4-91-37 to the City for the seawater wells, pipelines, and other apparatus in the Commission's permit jurisdiction. That permit was conditioned to be valid for two years and to allow the use of the pumps and pipelines only during Level 5 water emergency conditions and allowed the discharge of brine through the wastewater treatment plant.

In October 1991, the City began operation of the current desalination plant. Subsequently, the Commission revoked permit 4-91-37, finding that there was failure to fully comply with the notice provisions of Commission Regulations Section 13054. The Commission found that the Cayucos Sanitary District was not adequately noticed and so was not able to present information which would

have caused the Commission to require additional or different conditions on the permit or to deny it. The City sued the Commission over the revocation and the Commission was ordered by the Santa Cruz County Superior Court to reverse the revocation decision and reinstate the permit.

Meanwhile, the City had applied for another permit from the Commission to allow for construction and operation of a discharge line from the desalination plant to the P.G. & E. outfall, to be used instead of discharging the brine through the wastewater treatment plant. That permit, 4-92-01 was approved by the Commission in April 1992. The City objected to some of the conditions and an amended permit, 4-92-01A was issued by the Commission in May 1992. That summer, the City constructed the discharge pipe to the P.G. & E. cooling water outfall and tested it. The City, in March 1993, abandoned permit R-4-91-37 and waived any right to rely on that permit, as part of the settlement agreement with the Cayucos Sanitary District, mentioned above. In effect the City was acknowledging that it was not at that time and would not in the future be using the wastewater treatment plant outfall for brine discharge.

Amended permit 4-92-01A required the City, if it wished to operate the plant on anything other than a temporary, emergency basis, to issue itself a coastal development permit for permanent use of the portions of the desalination plant in the City's jurisdiction no later than March 1, 1993; to complete all environmental review required by the California Environmental Quality Act and to submit a coastal development permit application to the Commission for permanent use of the wells and pipelines and a water management plan as an amendment to the City's LCP, prior to expiration of permit 4-92-01A.

The portions of the existing desalination plant within the Coastal Commission's permit jurisdiction include the seawater wells located along the Embarcadero; the water lines running from those wells most of the way to the plant; electrical lines serving the wells; and most of the length of the brine discharge line, including its outlet in the Pacific Gas and Electric Company's power plant cooling-water discharge channel on the northeast side of Morro Rock (see Exhibit E). The Coastal Commission-issued coastal development permit #4-92-01A was extended twice. The first extension was approved for an additional 90 days, to January 8, 1994. The second extension was approved for an additional 180 days, to July 8, 1994.

Condition 13 of permit 4-92-01A states, in part:

"...the City shall process and complete action on a regular Coastal Development Permit for that portion of the desalination plant and appurtenances within the City's jurisdiction on or before March 1, 1993."
(see Exhibit J for the complete text of the permit condition)

The City completed processing and approved its regular coastal development permit for the portions of the desalination plant within its permit jurisdiction on April 12, 1993. However the City, in late 1992, recognized that final work on the environmental impact report for the desalination plant could not be finished in time to allow for the required public comment period and for processing and approval of a City-issued coastal development permit by March 1, 1993. The City requested an extension of the permit. A 90 day extension was granted by the Executive Director, extending the March 1, 1993 deadline to June 1, 1993, and the total permit expiration date to January 8, 1994. Therefore, the City's approval of its coastal development permit for permanent operation of the desalination plant on April 12, 1993, was well within the required time.

Condition 2 of permit 4-92-01A states, in part, that if the City wants to convert the temporary facilities to permanent facilities, then:

"...the City of Morro Bay shall submit a final and complete coastal development permit application and Local Coastal Program (LCP) amendment for a Water Management Plan to the Coastal Commission for a permanent Desalination Facility, 60 days prior to the expiration of this temporary permit." (see Exhibit J for the complete text of the permit condition)

Although the City's permit would not expire until July 8, 1994, the submittal of 1) application for a coastal development permit for permanent use of the desalination facilities and 2) the Water Management Plan LCP amendment were required to be submitted 60 days before permit expiration, by May 9, 1994. The coastal development permit application for permanent use of the desalination facilities was initially received, as a facsimile, on May 6, 1994, three days before the deadline. Commission staff informed the City that the facsimile application was not acceptable. On June 13, 1994, the City submitted the original of the application. That application was initially determined to be incomplete. The necessary information to enable staff to file the application was received from the City over a period of several months and the application was filed as complete on December 2, 1994. The Water Management Plan LCP amendment was submitted on March 15, 1994, well before the May 9 deadline.

The Water Management Plan LCP amendment was initially found to be missing some information required for filing. The City submitted the additional information and the application was deemed complete for filing on July 5, 1994. After consultation with the City, and with the City's consent, staff recommended that the Commission waive the time limit. The Commission did so on September 14, 1994 (Coastal Act Section 30512 requires the Commission to take action on amendments to certified Land Use Plans within 90 days of their filing; Section 30517 allows the Commission to waive that time limit and extend the time for action for up to one year). The reason for the time limit waiver and extension was to allow both the Water Management Plan LCP amendment and the permanent desalination plant application, which was then not complete and had not been filed, to be heard together since the desalination facility is an integral part of the Water Management Plan.

The chart below shows estimates of the current and projected City population, water demand in acre feet per year, and source of water supply.

<u>Current Estimated and Projected Population and Water Demand and Sources</u>			
<u>Population</u>	<u>Demand</u>	<u>Existing Sources</u>	<u>Planned Sources</u>
1994: 10,608	1,557	Groundwater	n/a
2000: 12,200	1,790 - 2,269 (lower figure if drought)	n/a	State Water, desalination plant, groundwater

The City has demonstrated a good faith effort to fulfill the conditions of permit 4-92-01A and has in fact met those conditions, albeit in the context of two extensions to that permit. The Commission will now have before it both the desalination plant appurtenances and the Water Management Plan LCP

amendment. This is largely the result of a greatly improved working relationship over the past two and one-half years between the Commission staff and the City.

B. Project Description

1. Permit Request

This application is a request to:

- 1) utilize the existing five seawater intake wells, seawater feed pipelines from the wells to the existing desalination plant, underground electrical service fittings, and a brine pipeline from the desalination plant to the P.G. & E. power plant outfall, all or portions of which lie within the Coastal Commission's permit jurisdiction, on a permanent, non-emergency basis.
- 2) construct four new seawater wells to support a maximum potable water production of 960 gallons per minute (1,548 acre feet per year) from the desalination plant. The existing plant has a production capacity of 400 gallons per minute (645 acre feet per year). The increased capacity would provide for water production as much as 235 acre feet per year more than the State Water Project will deliver at full delivery (1,313 acre feet per year). This would give the City the maximum flexibility in use of its three main water sources: State Water, desalination, and groundwater.

2. Physical Location of Project Components

The existing desalination plant is located in the City's developed corporation yard which also contains the wastewater treatment facility and is adjacent to a privately-owned cement plant. The desalination plant itself is outside of the Commission's permit jurisdiction. Other land uses in the vicinity include a roller skating rink, motel, Morro Bay High School, and a recreational vehicle campground. The site is flat, approximately one-half acre in size, and lies about one-third mile inland from the ocean at an elevation of 17.8 feet above mean sea level. The corporation yard previously has been highly disturbed. Exhibit F shows the general location of the plant and surrounding land uses.

From about 250 feet north of Morro Creek to the south, all of the appurtenances lie within the Commission's permit jurisdiction (please see Exhibit E). The five existing seawater wells are located along the Embarcadero about one-half mile south of the desalination plant. One of the wells is located in an existing paved parking area that lies between the Embarcadero and the estuary; it essentially takes up one parking space. Three of the wells are located on the inland side of the Embarcadero and the remaining well is located at the intersection of the Embarcadero and Coleman Drive, in a portion of Coleman Park. The proposed additional four seawater wells would be located in the same area as the existing wells.

Both the feedwater line from the wells to the plant and the brine discharge line from the plant to the outfall cross under Morro Creek near its mouth. The feedwater line lies entirely within the developed right of way of the Embarcadero and Atascadero Road ("Red Rock Road" shown on Exhibit E is a graded dirt extension of the Embarcadero while the Embarcadero and Atascadero Road north of Morro Creek are paved). There is no road crossing of Morro Creek at this point. The brine discharge line north of Morro Creek lies within the paved right-of-way of the Embarcadero and Atascadero Road. South of the creek, the brine discharge line crosses a dirt parking lot, a sand dune area, and another dirt parking lot just northeast of Morro Rock before terminating in the concrete-lined channel of the PG&E power plant cooling water outfall immediately north of Morro Rock.

All of the appurtenances, except the proposed additional four seawater wells, have been permitted by the Commission in the past on a temporary, emergency basis. This application is to allow their use on a non-emergency basis, if the City so desires, and to use them to support an expansion of the plant capacity from 400 gallons per minute (645 acre feet per year) up to 960 gallons per minute (1,548 acre feet per year).

3. Desalination Plant Operation

The City's desalination plant utilizes one of several types of desalination technologies known as reverse osmosis (RO). Simply stated, RO involves the removal of dissolved salts and solids from seawater or brackish water by forcing the water at high pressure through a semi-permeable membrane. The result is two liquid streams, one of fresh water and one of brine, or concentrated salt water (See Exhibit H). According to the environmental impact report (EIR) the City prepared for the project, the percent of freshwater recovery depends on the salinity of the source water and the particular type of RO unit. Typical recovery rates are around 40 percent from a single pass of water through the RO unit. For example, 100 gallons of seawater passed once through an RO unit would yield 40 gallons of fresh water and 60 gallons of brine with a salinity 1.66 times that of the intake seawater.

The City's existing desalination plant includes four single-pass RO units each having a capacity of 100 gallons per minute and five high pressure pumps (one pump is for backup). (The proposed increased capacity of the plant would require an additional four RO units; those would not be under the permit jurisdiction of the Commission but their approval by the City could be appealed to the Commission). According to the City's EIR,

"...feedwater is treated with a scale inhibitor (Flocon 100) and passed through four pre-treatment filters prior to introduction to the RO units. Following RO treatment, the produced water is passed through a calcium carbonate stabilization bed and placed into a product storage tank. Chlorination is performed within the storage tank and the pH and Langelier index are adjusted prior to introduction into the domestic water system by two distribution pumps. Wastewater effluent [brine] is discharged from the RO plant via a twelve inch pipeline to the PG&E power plant cooling water discharge channel, a distance of approximately 4,400 feet."

PG&E is allowed by its current National Pollutant Discharge Elimination System (NPDES) permit issued by the State Regional Water Quality Control Board (RWQCB) to discharge up to 725 million gallons per day of seawater used to cool the plant. The City did have an agreement with PG&E allowing the RO brine discharge within PG&E's discharge channel, from June 11, 1992 through June 11, 1994. Currently there is no valid agreement between PG&E and the City. According to the City's EIR,

"A new agreement between the City and PG&E would have to be developed to allow continued discharge of wastewater effluent into the power plant discharge channel beyond this date....At maximum production...the desalination facility would generate approximately 580 gallons per minute of wastewater effluent [835,200 gallons per day, or about 0.12 percent of PG&E's maximum discharge]. Initial chemical analyses have shown the salinity of this effluent to be approximately the same as the salinity of the receiving water in the ocean outfall channel....Flocon 100, a food-grade antiscalant, would be the only chemical routinely present in the wastewater effluent discharge."

PG&E supplies electrical power to operate the pumps and other features of the desalination plant. At its present capacity of 400 gallons per minute, the RO plant would use 655 kilowatts (KW) of electrical energy per hour (a 960 gallon per minute capacity plant would use 812 KW of electricity per hour). This equates to 27.3 KW of electrical energy per thousand gallons of water produced, or 0.0273 KW for each gallon of water produced.

II. APPLICABLE COASTAL ACT SECTIONS

A. Public Access and Recreation

Section 30211:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Section 30220:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Please refer to Exhibits E and F for the location of the project and coastal access areas. The area contains wide sandy beaches, a City park, and several parking areas. The sandy beach is heavily used by beachgoers for walking, running, picnicking, and sunbathing, while the ocean is used for fishing, swimming, and surfing. It can readily be seen from that exhibit that public access to the beach is extensive. On the north, there is access via Atascadero Road and the northerly portion of the Embarcadero. The southern part of the project area contains the Embarcadero, the main road running along the City's waterfront, and Coleman Drive which provides access to Morro Rock and the large dirt parking lot adjacent to the Rock. All of the appurtenances, except for the seawater wells, are buried below ground and so do not inhibit access to the beach nor recreation.

The five existing seawater wells are located along the Embarcadero but do not impede access or inhibit recreation. The plant itself is in the City's developed corporation yard, landward of Atascadero Road, and so does not affect coastal access nor recreation. The entire plant and all of its appurtenant features to support the production of 400 gallons per minute of water are in place and have not had and will not have any adverse impacts on access nor on recreation.

If the plant capacity were increased to 960 gallons per minute, then four additional seawater wells would be needed; they would be constructed in the vicinity of the five existing wells, along the Embarcadero as shown in Exhibit E. If constructed, these four additional wells might slightly inconvenience the public insofar as access is concerned, but they would not seriously impede access on a long term basis. However, this permit limits the production of the desalination plant to 400 gallons per minute so the additional four seawater wells are not approved. The discharge of brine from the existing 400 gallon per minute desalination plant will not have any adverse effect on water-contact recreation. Please see the discussion in the following section for more information about the brine discharge. The project would not have any adverse impacts to public access nor to recreation and can be found consistent with the access policies of the Coastal Act.

B. Protection of the Marine Environment

Section 30230:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233(part):

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

The existing 400 gallon per minute desalination plant and the proposed 960 gallon per minute plant have several possibilities for affecting the marine environment, including pumping of the seawater wells, discharge of brine into the ocean, and placement of the feedwater and discharge lines beneath Morro Creek.

Commission permit 4-92-01A allowed the feedwater and discharge lines to be placed beneath Morro Creek. The California Department of Fish and Game issued a streambed alteration agreement for the work. The City completed the work according to all Commission and Fish and Game requirements. No adverse effects occurred. This work conforms to Coastal Act Sections 30231 and 30233(a)(5). The pipelines were placed below the scour level of the creek and mitigation included planting of willows to enhance the riparian corridor along the creek. The area of the creek crossing had been heavily disturbed for many years prior to the installation of the pipelines. The required mitigation will enhance the creek bank.

The seawater wells lie along the Embarcadero and Coleman Drive about 100 feet inland from the Morro Bay estuary surface waters. They draw brackish seawater from the sand, silt, and clay that underlie the area. Since the desalination plant does not use a direct seawater intake, there is no entrainment of ocean organisms. The proposed increase in plant capacity to 960 gallons per minute would require the installation of four more seawater wells, which would be located along the Embarcadero in line with the existing wells. Pumping the existing seawater wells, according to the EIR, will be beneficial to the lower Morro Creek basin. Although pumping of the seawater wells "...would result in a localized lowering of the existing groundwater level immediately surrounding the wells...", this would not be detrimental because it would create "...a groundwater gradient towards Morro Bay which would assist in removing sea water that has previously intruded into the basin below Highway 1." The EIR goes on to state that:

"Since each sea water well extracts source water from the immediate surrounding area, there would be a predicted net increase in water quality within the basin and the fresh water/salt water boundary would move closer to the coast. Considering the fact that the portion of the Morro Basin below Highway 1 currently contains water of low water quality, operating the sea water well fields should be considered an enhancement to overall basin water quality."

By not pumping so much, if any at all, from the lower Morro Creek basin wells, located just inland from the desalination plant site, fresh water from further inland in the aquifer would gradually make its way into the area of the basin below (seaward) of Highway One. Since fresh water is less dense than seawater, the freshwater would tend to override the seawater where they meet and effectively move the boundary between the two water types farther seaward. That would result in enhanced water quality in the lower Morro Creek basin. The City's other source of groundwater, the Chorro Creek basin, does not suffer from salt water intrusion as does the Morro Creek basin. However, the City has experienced problems with at least one well in that aquifer. Use of the desalination plant and/or water from the State Water Project would allow the City to pump less from the Chorro Creek basin, thus enhancing the Chorro Creek environment. These results would certainly be in conformance with Coastal Act policy 30231, where the biological productivity of coastal streams and estuaries is to be maintained and even restored where feasible.

Salinity and dispersal and diffusion of the desalination plant brine in the PG&E outfall was investigated by modeling, sampling of test brine effluent, and by placement of dye into the channel to observe the patterns of dispersal and diffusion. According to the EIR, computer modeling predicted that the seawater wells would produce water that had a "...96 percent concentration of seawater during a simulated dry season and 85 percent during a simulated wet season. These projections were confirmed by chemically testing actual RO facility wastewater produced when the facility was tested during September 1992....The salinity of the resultant RO facility wastewater effluent was less than that of coastal seawater."

According to the EIR "Long-term mean salinity for the nearshore California Current varies between 33 and 34 parts per thousand." During periods of rain, the surface salinity can drop below 10 parts per thousand while remaining above 25 parts per thousand a meter below the surface. The salinity of the brine produced by the desalination plant is typically 1.66 times the salinity of seawater. Assuming seawater salinity of 34 parts per thousand, the brine would have a salinity of approximately 57 parts per thousand or an increased salinity of 23 parts per thousand. When the dye studies were done, the dilution ratio in the PG&E outfall channel ranged from 1:4,000 to 1:10,000. Using the lower dilution ratio results is a salinity increase of 0.006 parts per thousand ($23/4,000 = 0.006$), an insignificant increase. A slightly higher but still insignificant salinity increase results if the volume of brine discharged is compared to the volume of PG&E cooling water discharge. According to the EIR, "The existing RO facility produces 580 gallons per minute or 835,200 gallons per day (0.835 million gallons per day) of wastewater effluent [brine]. The PG&E plant can discharge up to a maximum of 725,000,000 gallons per day (725 million gallons per day), but usually averages 580 million gallons per day. This yields a dilution ratio of 1:695 and corresponding net salinity increase of 0.034 parts per thousand." ($580/0.835 = 695$; $23/695 = 0.034$). It is clear that when PG&E is discharging

cooling water at these rates and even at lower rates, there is a very high degree of mixing and only an extremely low, insignificant increase in ambient salinity. In order to ensure that there will be an adequate discharge of cooling water to dilute the brine when brine discharges occur, it is appropriate to require that the City secure an agreement with PG&E to provide for sufficient discharge of cooling water when the desalination plant is operating. Condition number 2 ensures that Section 30230 of the Coastal Act is not violated by requiring that brine be discharged at the appropriate degree of mixing.

The figures given above apply to the desalination plant operating at its present capacity of 400 gallons per minute. If the plant capacity were increased to 960 gallons per minute as requested by the City, there would be an increase in the volume of brine discharged through the PG&E outfall, depending on operating factors such as length of operation. According to the EIR, this

"...would increase the potential risk of salinity induced damage to the environment, but not in a predictable way. The field studies conducted for this EIR estimated dilution ratios at known distances from the discharge point within the PG&E channel. The high rate of dispersion seen during the dye studies would tend to limit potential impacts to a small area along the northeast side of the PG&E channel, within an area less than one hundred feet from the discharge point. Although no impacts to marine resources are anticipated, the long-term impacts within this zone as a result of slight elevations in salinity could be defined only by extended monitoring studies."

Given that producing water from the desalination plant is relatively expensive compared to the cost of water from groundwater wells or from the State Water Project, it is unlikely that the City would operate the desalination plant on a year round basis at the maximum proposed capacity. However, water production from a 960 gallon per minute plant would be cheaper by the gallon than that produced from the 400 gallon per minute plant. Still, the most likely scenario would be for the City to operate the plant in conjunction with groundwater wells and water received via the State Water Project. If State Water were severely reduced and/or the groundwater wells could not produce water of sufficient quantity and quality, then the desalination plant would be operated to make up any deficiency.

Operation of the desalination plant would likely have a beneficial effect on the two creeks and their basins, and indirectly the ocean, by reducing the amount of groundwater pumped. This, in turn, would mean that relatively more water would be available for riparian vegetation and other organisms dependent on water in the creeks. Relatively more water available in the creek groundwater basins would also protect against seawater intrusion. The permit, as conditioned, will protect and potentially restore significant coastal resources such as riparian vegetation, more consistent surface water flow, and the groundwater basins, consistent with Section 30231 of the Coastal Act.

The existing 400 gallon per minute desalination plant has been fully reviewed in the EIR. A 960 gallon per minute plant was considered in the EIR, but was not fully evaluated. According to the EIR, a 960 gallon per minute plant would require supplemental CEQA compliance which "...would include further evaluation of noise, marine biologic, marine water, recreation, energy, and public health impacts dependent upon the final location of wastewater

discharge." It is worth noting that the City issued itself a permit only for the existing 400 gallon per minute capacity plant. Condition number 4 of this Coastal Commission permit requires the City to perform additional environmental review before the Commission will entertain an application to increase the production. The EIR has developed and analysed information that indicates that at its present capacity, even if operated on a non-emergency basis, the desalination plant will not have adverse effects on the marine environment. It is not clear if this would be the case with an increased capacity plant. It is therefore appropriate for the Commission to approve a permit for the existing appurtenances to support only the existing 400 gallon per minute plant at this time. If the City wishes to increase the capacity, then it will need to complete additional environmental review and issue itself a new or amended permit for the increase. Condition number 1 limits the City's support facilities as a result of this permit to a design capacity of 400 gallons per minute.

On March 11, 1994, the California Regional Water Quality Control Board issued Order No. 94-03, National Pollutant Discharge Elimination System Permit No. CA0049697 to the City to discharge up to 830,000 gallons per day of brine from the desalination plant, at the PG&E outfall. That permit requires the City to conduct regular monitoring of the constituents of the discharge and any effects on the marine environment and the submission of quarterly reports to the Regional Board. Condition number 6 requires the City to submit copies of those quarterly reports to the Executive Director for review to ensure continued protection of the marine environment. Condition number 8 allows the Executive Director to make an initial determination that the discharge is causing adverse effects to the marine environment and to set a hearing for the Commission to make a final determination of adverse effects. If the Commission determines that adverse effects are occurring, then the Commission can require that the City cease operation of the desalination plant ~~within 30 days of the Commission's determination~~ as necessary or, alternatively, can allow its continued operation if it is determined that, consistent with the California Environmental Quality Act, there are overriding considerations that require the continued operation of the desalination plant. That condition also requires that the Executive Director make the initial determination only after consultation with agencies such as the Regional Board, Fish and Game, and the US Fish and Wildlife Service, which have expertise in the marine environment.

Given that the City-issued permit, the Regional Board's National Pollutant Discharge Elimination System permit, and Coastal Commission permit 4-92-01 all required brine discharge through the PG&E outfall, it is appropriate for this permit to also require that the City utilize the PG&E outfall for brine disposal. The EIR for the project identified another discharge option that was determined to be environmentally acceptable. That option was to simply discharge the brine onto the lower portion of the revetment just northeast from the PG&E outfall. However, it is clear from the EIR that discharge to the PG&E outfall is the environmentally preferred alternative. Additionally, the document produced by Commission technical staff, "Seawater Desalination in California" indicates that brine disposal through a power plant outfall is the preferred method of disposal. That document, although not adopted as policy by the Commission, was reviewed by the Commission and is used by staff for general guidance. The Commission recognizes that continued brine disposal

through the PG&E outfall requires that the City obtain an agreement with PG&E and also that PG&E is not required to continue allowing the City to utilize the outfall. In the event that the City cannot reach agreement with PG&E for continued utilization of the power plant outfall, the Commission will entertain an amendment to this permit to allow brine disposal at an alternate location.

Although it appears that the existing plant will not adversely affect marine resources, there has not been any relatively long-term experience with the effects of the brine discharge on the marine environment at this site. Based on all the foregoing it is appropriate to limit the term of this permit as stated in condition number 3 so that additional on-going monitoring can detect any adverse effects that might occur. The conditions recommended are necessary for the Commission to assure compliance with Coastal Act Sections 30230, 30231, and 30233(a)(5).

C. Development

Section 30250:

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The desalination plant and its appurtenant features exist. The facilities are centrally located in the City and the surrounding area is developed (please see Exhibits D, E, and F). Long before the plant was in place, the area had been disturbed and developed with the City's corporation yard, the sewage treatment plant, an RV park/campground. The appurtenant facilities in the Commission's permit jurisdiction lie in areas previously disturbed and developed, including the Embarcadero, Coleman Drive, parking areas, and the outfall channel for discharging PG&E power plant cooling water. Given the location and its history of development, the desalination plant and its appurtenances are clearly located in an existing developed area and are therefore consistent with Coastal Act section 30250.

The Commission is establishing a significant precedent in the conditional approval of the wells, pumps, and pipelines to enable the use of a 400 gallon per minute desalination facility. The Commission already determined in the Goleta Community Plan portion of the Santa Barbara County LCP that desalination facilities within areas served by a public water utility must be operated by a public agency. This facility is owned and operated by the City of Morro Bay to serve development entirely within its control within the city

limits (with a few exceptions, see Condition number 7), pursuant to an certified Local Coastal Program. This scenario is consistent with the Commission's decision on the Goleta Community Plan LCP amendment.

The Commission in Special Condition number 1 limits the City to the use of the five existing seawater intake wells. There is no demonstrated need for the increase of the desalination plant capacity at this time. There is a demonstrated ability of the existing five seawater intake wells and the existing desalination plant to provide supplemental fresh water to the City to meet all supply and demand scenarios in the year 2000 (see Tables 1 and 2 on pages 21 and 22). In fact, in a letter to Commission staff dated November 23, 1994, the City's Public Works Director states, on page five, that, "Upon commencement of deliveries from the SWP [State Water Project] and recharge of the groundwater basins, the desalination facility would be relegated to a position of mitigating shortfalls in SWP deliveries and retention of the geo-hydrologic viability of the groundwater basins." The Commission finds that with the application of Special Conditions the permanent installation and operation of the existing facility (the five seawater intake wells, pipes, pumps, and the desalination plant), is consistent with the Coastal Act in that it protects or enhances marine resources, stream riparian areas, and groundwater resources. In addition, the facility is sized to assist in accommodating new development consistent with the certified Local Coastal Program but that it is not growth inducing.

D. Public Works

Section 30254 states:

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Growth in Morro Bay is controlled by the certified LCP and Measure F. In addition the sewage treatment plant would have to be expanded to allow for population beyond the buildout figures. The certified LCP contains policies and zoning measures designed to ensure orderly growth of the City to its ultimate buildout population. Measure F, passed by the electorate of the City in 1984, restricts the population of the City to 12,200 people by December 31, 2000, and limits residential building permits to 70 units per year with a maximum variation of 10 percent, for a maximum total in any one year of 77 residential units. Coastal development permit 406-01, which permitted an expansion of the sewage treatment plant, determined that the population at buildout would be 12,195. Operation of the desalination plant on a

non-emergency basis at the City's discretion without limits on production and distribution will be growth inducing. However, the existence of Measure F, permit 406-01, and the LCP militate against unwarranted and unchecked growth. More practically, operating the desalination plant is more expensive than pumping groundwater or paying for water from the State Water Project. It is unlikely the City will opt to run the desalination plant when other sources can meet demand.

The City is entirely within the coastal zone. Hence the Commission must review and approve any change to the LCP which might allow for additional growth. The City manages both the land use and the water supply; integrating the two is relatively straightforward. The desalination plant is one portion of the City's overall water supply. The State Water Project and groundwater constitute the other two main sources of water. Those are discussed in the staff report for the City's Water Management Plan. In addition, the City has conservation and retrofit programs in place and is investigating other measures such as reclamation. One of the reasons for limiting this permit to five years is so that some experience can be gained as to what effects there will be on growth within the City with the plant in operation at the City's discretion, in conjunction with the City's other sources of water. This will not allow for any growth beyond that allowed by the City's certified LCP. Increased capacity at the sewage treatment plant to accommodate growth beyond the current buildout figures would also have to be approved by the Commission as well as the City. Any such permit issued by the City would be subject to appeal to the Commission. For these reasons the Commission in Condition number 3 limited the permit to five years.

According to the EIR, water demand in the year 2000 is projected to be 1,790 acre feet with mandatory conservation and 2,269 acre feet with standard water demand. The existing desalination plant can produce a maximum of 645 acre feet per year of water. The amount of potable water available from the City's Morro and Chorro Creek basin wells over the last 14 years has ranged from a high of 1,727 acre feet per year to a low of 1,164 acre feet per year during extreme drought conditions in 1991. The City is scheduled to receive 1,313 acre feet of water from the State Water Project beginning in 1996. This amount could vary depending on weather, hydrologic conditions, and political decisions. Information developed as part of the City's Water Management Plan shows that the State Water Project's average supply to Morro Bay would be 1,155 acre feet per year. Critical drought (based on the years 1987 - 1992) would see a delivery of 748 acre feet per year and the worst year scenario (based on 1977) would see only 263 acre feet per year delivered.

The following chart shows, first, the minimum (1,164 acre feet per year) and maximum (1,727 acre feet per year) amounts of groundwater historically pumped, plus projected State Water Project deliveries under the varying conditions mentioned in the preceding paragraph; second, the minimum and maximum historical groundwater pumping plus the desalination plant capacity; third, State Water deliveries under the varying conditions mentioned above plus desalination plant capacity; and fourth, groundwater plus State Water plus desalination plant production. It must be kept in mind that the figure for the desalination plant is based on it operating at full capacity, 24 hours per day, 365 days per year, an unlikely scenario except possibly in extended extreme drought situations. In wetter, non-drought years, the amount of water

from groundwater pumping and State Water Project delivery would be toward the mid- to upper range of the figures and the desalination plant would be used less, if at all.

TABLE 1
Potential Morro Bay Water Supply
Year 2000

Water Source	Amount(acre feet per year)							
Groundwater	1,164	1,164	1,164	1,164	1,727	1,727	1,727	1,727
State Water	263	748	1,155	1,313	263	748	1,155	1,313
SUBTOTAL (w/o desal)	1,427	1,912	2,319	2,477	1,990	2,020	2,882	3,040
Groundwater	1,164				1,727			
Desalination						645		
SUBTOTAL (w/o St. Water)	1,809				2,372			
State Water	263	748	1,155	1,313				
Desalination	645	645	645	645				
SUBTOTAL (St.Water+desal)	908	1,393	1,800	1,958				
Groundwater	1,164	1,164	1,164	1,164	1,727	1,727	1,727	1,727
State Water	263	748	1,155	1,313	263	748	1,155	1,313
Desalination	645	645	645	645	645	645	645	645
TOTAL(all three)	2,072	2,557	2,965	3,122	2,635	3,120	3,527	3,685

(Note: Demand is projected to vary from 1,790 to 2,269 acre feet in year 2000)

The chart shows that under the lowest historical groundwater pumping and lowest projected State Water Project delivery scenario, those two sources could only produce 1,427 acre feet of water. In that situation, the City would presumably institute mandatory water conservation procedures so that its demand would be no more than the projected 1,790 acre feet. Thus there would be a shortfall of 363 acre feet, or a little more than one-half of the maximum capacity of the desalination plant. The total shows that the desalination plant could account for almost 300 acre feet more than the demand. However, this extra amount could be produced only if the plant operated all day, every day, all year. As discussed earlier this is unlikely except possibly in extended extreme drought conditions, since the cost of operating the desalination plant is more expensive than either groundwater pumping or State Water Project water and there would have to be down time for maintenance of the plant.

Although the lowest historical groundwater extraction was 1,164 acre feet, according to the groundwater analysis conducted by the City's water management plan consultant, the City should limit groundwater extraction to 950 acre feet per year during drought periods but can safely pump about 1,600 acre feet per

year of groundwater from its groundwater sources in a "normal" year without overdraft. That information is displayed in the following chart along with estimated future supply and demand.

TABLE 2

Estimated Year 2000 Water Supply and Demand
During Drought and Non-Drought

<u>Water Supply(w/o desalination)</u>	<u>Amount(acre feet per year)</u>	
	<u>Drought</u>	<u>Non-Drought</u>
Groundwater	950	1,600
State Water	263 - 748	1,155 - 1,313(maximum)
TOTAL SUPPLY(w/o Desalination)	1,213 - 1,698	2,755 - 2,913
DEMAND	1,790	2,269
(SHORTFALL) or EXCESS	(577 - 92)	486 - 644

Shortfall would be made up by desalination which could supply up to 645 acre feet per year. In non-drought periods City would reduce groundwater pumping and not operate the desalination plant, or operate the desalination plant with greater reduction in groundwater pumping. With all three sources, the City would have the flexibility to meet demand under all conditions; lacking one of the sources, the City would not be able to meet demand in extreme and/or extended drought periods. Conjunctive use of all three sources offers the best scenario to meet demand and to relieve pumping stress on the groundwater basins.

Given the foregoing, it is apparent that approval of this permit for the existing desalination plant appurtenances to support a capacity of 400 gallons per minute and to limit the permit to a period of five years, is appropriate. It is consistent with Coastal Act section 30254 as to limiting public works facilities to accommodate needs generated by development or uses consistent with the Coastal Act.

E. Coastal Dependent Uses

Section 30255 states that:

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Section 30101 defines coastal-dependent development or use as:

any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Section 30101.3 defines coastal-related development as:

any use that is dependent on a coastal-dependent development or use.

The portions of the desalination facility within the Commission's permit jurisdiction are coastal-dependent. Seawater wells and their associated pipelines and the brine discharge line to the PG&E outfall necessarily must be located on or adjacent to the sea to be able to function at all. The actual desalination plant is located about one-third of a mile inland from the sea with only an RV park, a road, and sand dunes between it and the sea. Its location is due to the City having its corporation yard there with enough room to accommodate the building for the desalination plant. It would be technically possible to have the plant located farther inland, with the associated additional costs for land and longer pipelines, etc. The plant itself is not coastal-dependent, but rather is coastal-related since the actual reverse osmosis units and their ancillary equipment do not need to be on or adjacent to the sea to be able to function at all. They are, however, dependent on the seawater wells and the brine discharge line, both of which must be located on or adjacent to the sea in order to function. Therefore, the Commission can find that the respective components of the desalination system are either coastal-dependent and consistent with Sections 30255 and 30101 or coastal-related and consistent with Sections 30255 and 30101.3.

F. Scenic, Public Safety, and Energy

Section 30251 states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30253:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

- (4) Minimize energy consumption and vehicle miles traveled.
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

All of the parts of the plant exist. The only portions of the facilities above ground are the plant building itself which houses the RO trains and ancillary equipment, an electrical utility shed, and the seawater wells. Of the facilities within the Commission's jurisdiction, all of the wells are screened with vegetated sand and dirt mounded against them, except for the one well located between the Embarcadero and the bay. That well is housed in a brick structure 8 x 4 x 3 feet in size. It is located near the edge of a parking lot adjacent to commercial structures in an area along the bay heavily used by the public. The City permit has a condition requiring that the brick housing be modified to provide some sort of beneficial use and enhance its appearance. The City has also required landscaping and painting of the plant site to soften its appearance and help it blend in more with the surroundings. The City conditions on its own permit are appropriate and consistent with Section 30251.

The plant site and parts of the feedwater and discharge lines are within the 100 year flood plain. The City has conditioned its permit to require an emergency shutdown procedure in case of floods or tsunamis. The area is subject to earthquakes and related ground subsidence and soil liquefaction. Geotechnical information and design techniques were developed and incorporated into the construction of the facilities to mitigate potential subsidence and liquefaction and were included in the City's permit. The Commission finds the City appropriately applied Section 30253(1) and (2).

PG&E supplies electrical power to operate the pumps and other features of the desalination plant. At its present capacity of 400 gallons per minute, the RO plant would use 655 kilowatts (KW) of electrical energy per hour. This equates to 27.3 KW of electrical energy per thousand gallons of water produced, or 0.0273 KW for each gallon of water produced. It is unlikely that the City would run the plant constantly due to the relative expense of operation. However, in a worst case scenario of production of 400 gallons per minute, twenty-four hours per day, 365 days per year, the plant would consume 5,737,800 KW of electrical energy ($655 \times 24 \times 365 = 5,737,800$). No special provisions have been incorporated into the project to achieve energy savings except for the fact that the desalination project is located adjacent to the PG&E Morro Bay electrical generation plant and receives electricity directly from that plant.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Morro Bay certified an environmental impact report for the existing, 400 gallon per minute desalination plant. That environmental impact report was conducted in compliance with CEQA and mitigation measures were recommended to reduce significant impacts to a level of insignificance. The City proposed increase in capacity to 960 gallons per minute was considered in the environmental impact report, but was not fully evaluated, and it was noted

that further environmental review would be necessary prior to such an expansion of the plant. The environmental impact report evaluated brine discharge on the marine environment for the 400 gallon per minute capacity plant only. The conditions recommended in this staff report will ensure that any impacts are reduced to a level of insignificance. As conditioned, the project can be found consistent with CEQA in that all significant impacts have been mitigated to a level of less than significant by the Commission's imposition of the Special Conditions.



AGENDA NO: B-2

Meeting Date: February 6, 2013

Staff Report

TO: Planning Commissioners

DATE: January 31, 2013

FROM: Rob Livick, PE/PLS – Public Services Director/City Engineer

SUBJECT: Request for a Coastal Development Permit (CP0-391) to allow the abandonment of a portion of the public right of way westerly of the existing back of curb of Toro Lane, between Yerba Buena and North Point Subdivision, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (Greg Frye, 3420 Toro Lane, Applicant)

RECOMMENDATION

CONDITIONALLY APPROVE THE PROJECT by making the following motion:

- A. Adopt the Findings included as Exhibit “A”;
- B. Conditionally Approve Coastal Development Permit (#CP0-391) subject to the Conditions included in Resolution Number 02-13;
- C. Adopt Planning Commission Resolution Number 02-13, modifying Resolution Number 01-13, finding that the right-of-way abandonment is consistent with the General Plan and recommend that the City Council adopt a resolution of intention of the abandonment with findings and conditions.

BACKGROUND

At the January 16, 2013 Planning Commission meeting staff brought forward this request to abandon a portion of Toro Lane, however it did not include a request for a Coastal Development Permit. Staff was informed by the California Coastal Commission that the project would require a Coastal Permit; therefore staff has brought back the abandonment request along with a new request for a Coastal Development Permit.

Staff has included for your information the previous Planning Commission staff report from the January 16 meeting. In addition, staff has included the findings for the approval of the Coastal Development Permit. Please note that the address of project was incorrectly advertised as 3450 Toro when the address is actually 3420 Toro, this has been corrected with the current noticing and this staff report.

Prepared by: RL Dept. Review: KW/CI

Analysis:

In order to approve a Coastal Development Permit for land located between the first road and the sea, the City must be able to make the finding that the project as proposed is consistent with Chapter 3 of the California Coastal Act regarding public access and recreation. In particular, a focus of this chapter is access to the sea via a public roadway to the shoreline; the project under consideration (abandonment of a portion of Toro Lane) will not restrict or change the public's access to the sea in this area. The abandonment will eliminate unused public right of way width but will not affect access in the vicinity including the access to the shoreline via Beachcomber. Exhibit 1 of the January 16 Planning Commission staff report shows that there is both a trail over land to the sea as well as access via Beachcomber Street.

Conclusion:

The proposal can be found consistent with the California Streets and Highways Code, the City's General Plan/Local Coastal Plan and the California Coastal Act. In addition, the proposal is exempt pursuant to State CEQA guidelines. Based on these facts, staff finds that all required findings can be made to recommend both the Abandonment and the Coastal Development Permit to the City Council for approval.

EXHIBIT A

FINDINGS

SITE: 3420 TORO LANE

Request for a Coastal Development Permit (CP0-391) to allow the abandonment of a portion of the public right of way westerly of the existing back of curb of Toro Lane, between Yerba Buena and North Point Subdivision, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (Greg Frye, 3420 Toro Lane, Applicant)

California Environmental Quality Act (CEQA)

A. Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15305. Class 5 consists of minor alterations in land use limitations in areas with an average slope less than 20% which do not result in any changes in land use or density.

The project as proposed is the abandonment of approximately 15,260 square foot area (see Exhibit 1 of the January 16 Planning Commission staff report). The area abandoned will be offered to adjacent parcels to be combined with each existing parcel, the area abandoned will not be a parcel that can be developed independently. The project area is bounded by developed and undeveloped residential properties, a drainage channel (ESH) and part of a developed City roadway. The road serves as the main entry to North Point development and the North Point natural area (Park).

Coastal Development Permit Findings

B. In order to approve any coastal development permit the findings of the Planning Commission shall be that the approved or conditionally approved project is consistent with the applicable provisions of the certified Local Coastal Program. For every development between the nearest public road and the sea or the shoreline or any body of water, the Planning Commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is consistent with all provision of Title 17 and the Local Coastal Plan. The project is located between the nearest public road and the sea and therefore the project has been reviewed for consistency with the public access and public recreation policies of Chapter 3 of the California Coastal Act and was found to be in compliance.

RESOLUTION NO. 02-13
A RESOLUTION OF THE MORRO BAY PLANNING
COMMISSION RECOMMENDING APPROVAL TO THE CITY
COUNCIL TO ADOPT A RESOLUTION OF INTENTION TO ABANDON
A PORTION OF TORO LANE
E00-103 (Frye)

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on January 16, 2013 for the purpose of considering application E00-103, a request to abandon a portion of Toro Lane; and

WHEREAS, the Planning Commission of the City of Morro Bay did adopt Resolution 01-13 at said January 16, 2013 meeting; and

WHEREAS, it was determined that a Coastal Development Permit was required to process a Street Vacation (Abandonment); and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on February 6, 2013 for the purpose of considering the Abandonment Application (#E00-103) and Coastal Development Permit (#CP0-391), a request to abandon a portion of Toro Lane; and

WHEREAS, said public hearing was for the purpose of formulating and forwarding recommendations to the City Council of the City of Morro Bay regarding the abandonment; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1. Findings. Based upon all the evidence, the Commission makes the following findings in support of the intention to abandon of a portion of Toro Lane as a recommendation to City Council:

1. The proposed right-of-way abandonment is consistent with the General plan because the portion proposed for abandonment is no longer needed for present or future public purposes as fee title right of way.
2. Widening of the public street further to the west would serve no public purpose and could create significant environmental impacts since property to the southeast abuts lands with significant slope.
3. The right-of-way abandonment will benefit the general public by a more orderly development of the adjoining parcels and add property to the tax rolls.
4. The proposed right-of-way abandonment is categorically exempt from environmental review under Section 15305 of the California Environmental Quality Act.

Section 2. Recommendation. The Planning Commission does hereby approve and Coastal Development Permit (#CP0-391) and adopt Resolution 02-13 modifying Resolution 01-13 and recommend that the City Council adopt a *resolution of intention* to abandon (vacate) the westerly portion of Toro Lane, subject to the following conditions and code requirements:

1. The new monuments set to describe the Toro Lane Right of Way and the adjoining property corners for all affected parcels shall be documented by a Record of Survey or other appropriate instrument.
2. The recordable exhibit, showing future property lines shall indicate dimensions of the areas to be abandoned to the adjacent parcels and new parcel areas, be prepared by a Licensed Land Surveyor at the applicant's cost for Council action.
3. Private utility companies shall receive additional notice of intention to vacate prior to the City Council hearing.
4. The abandonment resolution of the City Council shall include the following reservations:
 - a. The reservation of an easement and right at any time, or from time to time, to construct, operate, maintain, replace, remove and renew public utility facilities including sanitary sewers, storm drains, water lines, recycled water lines, street lights, fire hydrants, utility boxes, valves, wires, cables and appurtenances in over and across the area to be vacated, including access to protect these works from all hazards in, upon, and over the area 15-feet in width and parallel with the existing end of improvements (curb or edge of pavement) for the length of the proposed abandonment.
 - b. The reservation of an easement for public pedestrian purposes being 15-feet in width and parallel with the existing end of improvements (curb or edge of pavement) for the length of the proposed abandonment.

- c. Informational note: although the abandonment may result in additional property to be deeded back to adjacent contiguous properties, the abandonment does not constitute creation of a separate lot or a potential future subdivision.

On motion by Commissioner _____, seconded by Commissioner _____ and on the following roll call vote to wit:

AYES:
NOES:
REFRAIN: None
ABSENT: None

The foregoing resolution was passed and adopted this 6th day of February, 2013.

Rob Livick, PE/PLS - Secretary
Planning Commission



AGENDA NO: _____

Meeting Date: January 16, 2013

Staff Report

TO: Planning Commissioners

DATE: January 9, 2013

FROM: Rob Livick, PE/PLS – Public Services Director/City Engineer

SUBJECT: Request for abandonment of a portion of the public right of way westerly of the existing back of curb of Toro Lane, between Yerba Buena and North Point Subdivision, using the procedures provided by the California Streets and Highways Code, Section 8300 et seq. (Greg Frye, 3450 Toro Lane, Applicant)

RECOMMENDATION

Adopt Planning Commission Resolution Number 01-13, finding that the right-of-way abandonment is consistent with the General Plan and recommend that the City Council adopt a resolution of intention of the abandonment with findings and conditions.

SUMMARY

The State of California Streets and Highways Code §8300 et seq, Public Streets, Highways, and Service Easements Vacation Law contains procedures under which a local agency can vacate or abandon its Rights-of-Ways. The Code requires that if the proposed abandonment of a street, highway, or public service easement is within an area for which a General Plan is adopted by a local agency, the legislative body of the public entity shall consider the General Plan prior to vacating the street, highway, or public service easement.

The applicant has proposed to abandon the excess right of way westerly of the existing curb line from Yerba Buena Street to the prolongation of the northerly property line of the applicant's parcel, approximately 234-feet using §8300 et seq of the *California Streets and Highways Code*. If this abandonment is approved, staff recommends to extend the limit of abandonment approximately 145-feet to the North, to the beginning of the private section of Toro Lane that was previously abandoned with Tract 2110 (North Point). The portion of the street for proposed abandonment has never been developed for street purposes and would be challenging to do so due to the topography and existing natural drainage features. Once the abandonment is complete the adjoining lots can be reconfigured for more orderly development and potentially eliminating a non-standard "Flag Lot" through future lot line adjustment.

The Planning Commission's role is to review the proposed street abandonment for consistency with the City's General Plan and to make a recommendation to the City Council. The Planning Commission should be aware that the California Streets and Highways Code requires a street vacation (abandonment) be done in the interest of the public and not an individual property owner. The Council will consider whether to adopt a "Resolution of Intention," which would set

Prepared by: RL Dept. Review: KW/CI

a public hearing to consider the matter of final abandonment. If passed, a final "Resolution of Abandonment" will be adopted and recorded with the County Recorder.

Data Summary:

Applicant/Representative: Greg Frye

Property Owner: City of Morro Bay

Zoning: R-1/S2a

General Plan Designation: Moderate Density Residential and Environmentally Sensitive Habitat

Coastal Designation: Coastal Appeals Area (Abandonments not Subject to a Coastal Permit)

Environmental Status: Categorically exempt under Class 5, Minor Alterations in Land Use Limitations (Section 15305 of the CEQA Guidelines)

Site Description

The total area of proposed abandonment is approximately 15,260 square foot area (see Attachments 1 and 2). The project area is bounded by developed and undeveloped residential properties, a drainage channel (ESH) and part of a developed City roadway. The road serves as the main entry to North Point development and the North Point natural area (Park).

Project Description

The proposed project is a General Plan consistency determination on a requested abandonment of a portion of public right-of-way known at the Toro Lane (Exhibit 1).

DISCUSSION

In order to abandon the right-of-way, the California Streets and Highways Code requires that the Planning Commission determine whether the abandonment is consistent with the City's General Plan. This means that a determination needs to be made on whether the right-of-way will be needed for present or future public circulation purposes. In addition, continued access to any City or public utility services and improvements needs to be properly preserved.

Toro Lane is designated as residential local street in the Circulation Element of the General Plan. Toro Lane was acquired by the County of San Luis Obispo from the State of California on October 28, 1963 as a relinquishment of property not required for the construction of the Highway 1 Freeway construction. Upon incorporation this "fee title" right of way transferred to the City of Morro Bay. Toro Lane served as a "frontage" road to the freeway providing access to those parcels that previously accessed Highway 1 directly.

Unless the rights-of-way are owned in fee by the City, the underlying property reverts back to the adjacent property owners when abandoned. According to the documents submitted by the applicant, and verified by staff, the rights-of-way are owned in fee by the City, and after or concurrent with abandonment, the property will need to be declared as surplus and potentially sold at its market rate.

If the Council determines that the right-of-way should be abandoned, easements must be reserved for public and private utilities to the satisfaction of the City and the respective utility companies. These easements will insure that the affected local utilities retain rights to repair and service their facilities within the area proposed for abandonment. Staff supports the proposed abandonment, subject to reservation of necessary easements. The right-of-way abandonment proposal was sent to the local utility companies for their review and comment. Other interested parties will be given another opportunity to comment during the abandonment process prior to final City Council approval. Staff finds that the proposed right-of-way abandonment will not adversely impact existing or future public utilities in the immediate area or in the City as a whole provided the required easements are dedicated. Therefore, staff recommends a condition be included as follows: "Reservation of an 15-foot wide public pedestrian and utility easement be reserved" to protect the rights of the City for future but unlikely need for a sidewalk along the westerly side of Toro Lane and if there is a need to place future utilities within the abandoned area.

Notice of this item is published in the agenda and posted at the required locations. Prior to preceding to Public Hearing the site will be noticed pursuant to the California Streets and Highways Code, additionally, while not required by law, all property owners of record within 300 feet of the subject site will be notified of the public hearings and invited to voice any concerns. As of December 9, 2012 the City has received one objection to the proposed abandonment, attached as Exhibit 3.

CONCLUSION

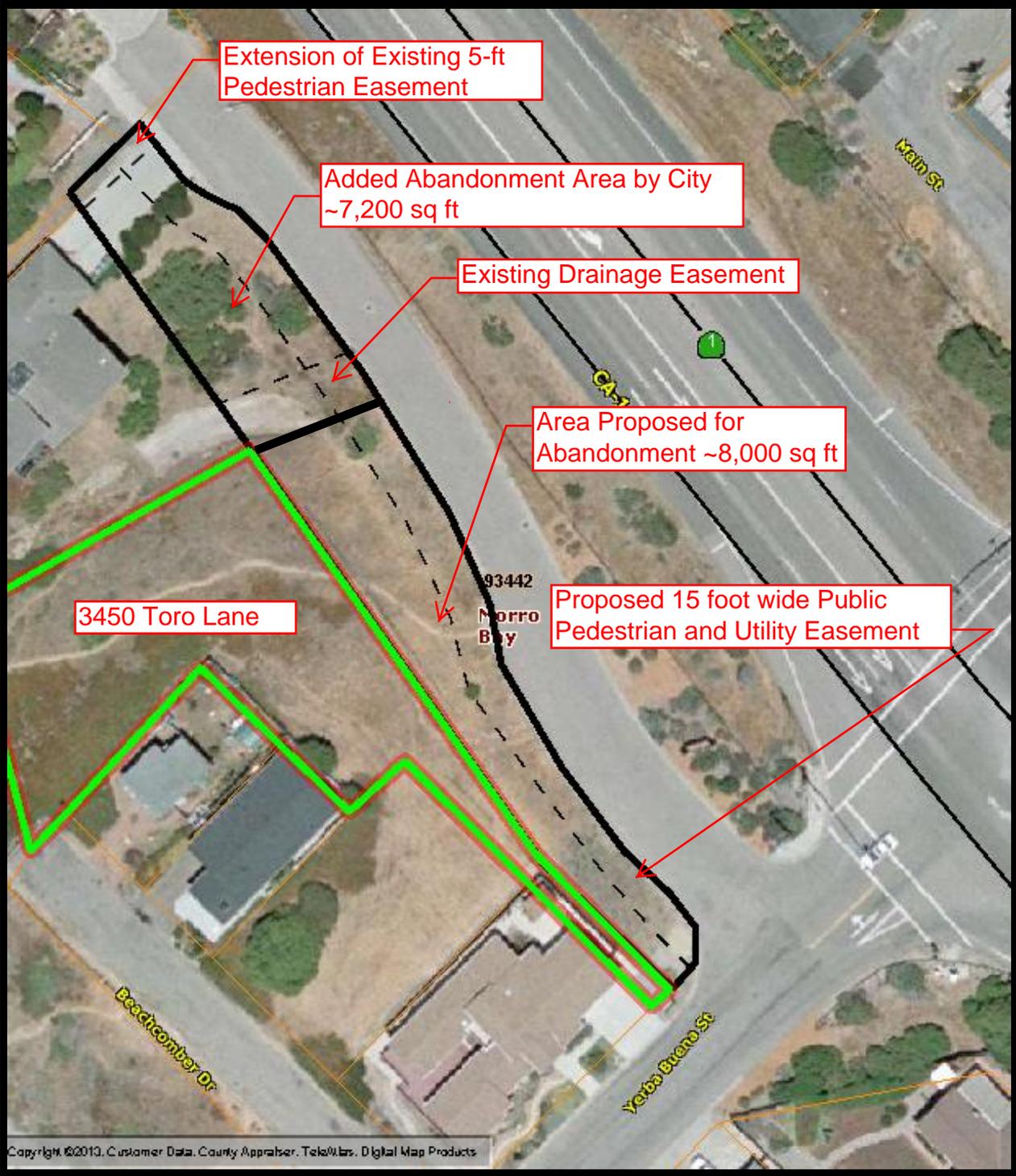
The proposal can be found consistent with the California Streets and Highways Code and the City's General Plan. The proposal is exempt pursuant to State CEQA guidelines, and it appears that all of the required findings can be made to recommend abandonment to the City Council for approval.

ALTERNATIVES

1. Recommend denial of the abandonment, based on findings of inconsistency with the General Plan or other policies.
2. Continue the abandonment if additional information is needed, with specific direction given to staff.

Exhibits:

1. Proposed Toro Abandonment Exhibit
2. Draft Planning Commission Resolution Recommending Abandonment
3. Correspondence



**Proposed Toro Lane
Partial Abandonment
E00-103 (Frye)**



RESOLUTION NO. 01-13
A RESOLUTION OF THE MORRO BAY PLANNING
COMMISSION RECOMMENDING APPROVAL TO THE CITY
COUNCIL TO ADOPT A RESOLUTION OF INTENTION TO ABANDON
A PORTION OF TORO LANE
E00-103 (Frye)

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on February 6, 2013 for the purpose of considering application E00-103, a request to abandon a portion of Toro Lane; and

WHEREAS, said public hearing was for the purpose of formulating and forwarding recommendations to the City Council of the City of Morro Bay regarding the abandonment; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1. Findings. Based upon all the evidence, the Commission makes the following findings in support of the intention to abandon of a portion of Toro Lane as a recommendation to City Council:

1. The proposed right-of-way abandonment is consistent with the General plan because the portion proposed for abandonment is no longer needed for present or future public purposes as fee title right of way.
2. Widening of the public street further to the west would serve no public purpose and could create significant environmental impacts since property to the southeast abuts lands with significant slope.
3. The right-of-way abandonment will benefit the general public by a more orderly development of the adjoining parcels and add property to the tax rolls.
4. The proposed right-of-way abandonment is categorically exempt from environmental review under Section 15305 of the California Environmental Quality Act.

Section 2. Recommendation. The Planning Commission does hereby recommend the City Council adopt a resolution of intention to abandon of a portion of Toro Lane, subject to the following conditions and code requirements:

1. The new monuments set to describe the Toro Lane Right of Way and the adjoining property comers for all affected parcels shall be documented by a Record of Survey or other appropriate instrument.
2. The exhibit showing future property lines shall provide dimensions of the areas to be abandoned to the adjacent parcels and new parcel areas be prepared by the applicant for Council action.
3. Private utility companies shall receive additional notice of intention to vacate prior to the City Council hearing.
4. The abandonment resolution of the City Council shall include the following reservations:
 - a. The reservation of an easement and right at any time, or from time to time, to construct, operate, maintain, replace, remove and renew public utility facilities including sanitary sewers, storm drains, water lines, recycled water lines, street lights, fire hydrants, utility boxes, valves, wires, cables and appurtenances in over and across the area to be vacated, including access to protect these works from all hazards in, upon, and over the area 15-feet in width and parallel with the existing end of improvements (curb or edge of pavement) for the length of the proposed abandonment.
 - b. The reservation of an easement for public pedestrian purposes being 15-feet in width and parallel with the existing end of improvements (curb or edge of pavement) for the length of the proposed abandonment.
 - c. Informational note: although the abandonment may result in additional property to be deeded back to adjacent contiguous properties, the abandonment does not constitute creation of a separate lot or a potential future subdivision.

On motion by Commissioner _____, seconded by Commissioner _____
and on the following roll call vote to wit:

AYES:

NOES:

REFRAIN: None

ABSENT: None

The foregoing resolution was passed and adopted this 6th day of February, 2013.

Rob Livick, PE/PLS - Secretary
Planning Commission



**Pacific Gas and
Electric Company®**

11/26/12

RECEIVED

Los Padres Division
Service Planning Department

4325 S. Higuera Street
San Luis Obispo, CA 93401

Mr. Rob Livick
Public Services Director
955 Shasta Ave.
Morro Bay, CA 93442

NOV 28 2012

City of Morro Bay
Public Services Department

RE: Abandonment of Toro Lane, File no. 69372

Dear Mr. Livick:

This is in response to your letter, dated November 19, 2012, informing PG&E of the proposed abandonment of Toro Lane in the City of Morro Bay.

An investigation indicates that PG&E is presently operating and maintaining utility facilities within the southwest half of the proposed area to be abandoned. If the abandonment is approved by the City Council/Board of Supervisors, we respectfully request that the following reservation be inserted in the Resolution of Vacation or Abandonment for the southwest half of the proposed area to be abandoned:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of Pacific Gas and Electric Company, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind."

This reservation will protect our facilities installed pursuant to our franchise agreement with you. Upon approval of the abandonment by the City Council/Board of Supervisors, please send a certified copy of the Resolution of Vacation to:

Pacific Gas and Electric Company
Claire Mastin, Land Agent
Land & Environmental Management
4325 So. Higuera St.
San Luis Obispo, CA 93401

If you have any questions, please contact me at (805) 546-3888.

Sincerely,

Claire Mastin
Land Agent

Rob Livick - RE: Street Vacation - Partial Abandonment of Toro Lane (Resent to Correct typo in email)

From: "PLEMONS, STEVE" <sp2683@att.com>
To: Rob Livick <RLivick@morro-bay.ca.us>
Date: 11/20/2012 2:24 PM
Subject: RE: Street Vacation - Partial Abandonment of Toro Lane (Resent to Correct typo in email)
CC: "SOARES, RALPH G" <rs4375@att.com>

Rob, AT&T Engineer Ralph Soares investigated the site and AT&T does have facilities on Toro and Yerba Buena in Morro Bay. I request that the City of Morro Bay reserve AT&T's rights to remain in place in the resolution to abandon. Please call me with any questions.

Regards,

Steve Plemons

Right of Way Manager

AT&T

805-237-8131

From: Rob Livick [mailto:RLivick@morro-bay.ca.us]
Sent: Monday, November 19, 2012 12:42 PM
To: PLEMONS, STEVE; erik.edeen@chartercom.com; asaks@semprautilities.com
Cc: Cathy Novak; Greg Frye; Kathleen Wold; Rob Schultz
Subject: Street Vacation - Partial Abandonment of Toro Lane (Resent to Correct typo in email)

Correction is requested response date:

To Whom It May Concern:

The City of Morro Bay, CA has received a request to abandon (vacate) a portion of a undeveloped street within morro bay in accordance with the California Streets and Highways Code. Please provide any comments by December 20, 2012



11/23/12

Public services Director/City Engineer
City Of Morro Bay
955 Shasta Ave, Morro Bay, Ca. 93442
Attention: Rob Livick PE/PLS

RE: Proposed road abandonment of Toro Lane.

Rob:

Charter does have services on this road and would like to reserve rights to remain within the roadway PUE in the event the city vacates the tract to the county.

Sincerely,

Erik Edeen

Construction Coordinator for Charter Communications
270 Bridge St.
San Luis Obispo, CA 93401
805-783-4950
erik.edeen@chartercom.com



A  Sempra EnergySM company

November 27, 2012

Public Services Director / City Engineer
City Of Morro Bay
955 Shasta Ave
Morro Bay, CA 93442
Attn: Rob Livick PE/PLS

Southern California
Gas Company

1171 More Road
Goleta, CA

Subject: Proposed Vacation Of A Portion Of Toro Lane / Morro Bay

Mailing Address:

P. O. Box 818

Goleta, CA

93116-0818

MLL9360

Dear Mr. Livick,

Southern California Gas Company currently operates and maintains natural gas distribution lines within the portion of Toro Lane which has been proposed for street vacation. We would like to request that permanent rights be reserved within the area of the proposed right of way abandonment.

If adopted, we request that the final resolution include the following language: "Reserving unto Southern California Gas Company, a California corporation, its successors and assigns, a permanent non-exclusive easement to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, or remove from time to time, as Southern California Gas Company deems necessary, one or more pipelines and conduits, together with metering, measuring, regulating, cathodic protection, and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation of natural gas over, under, through, along, and for all other purposes connected therewith, and together with the reasonable right of ingress and egress to and from the easement to access Facilities."

Should you have any questions, or require additional information, please call me at (805) 681-8029.

Sincerely,

Andy Saks
Pipeline Planning Assistant

cc: file



AGENDA NO: B-3
MEETING DATE: February 6, 2013

Staff Report

TO: Planning Commissioners **DATE:** January 30, 2013
FROM: Cindy Jacinth, Assistant Planner
SUBJECT: Coastal Development Permit (#CP0-382) to install a 29 foot wood utility pole in the public right of way at the intersection of Alder and Sequoia (nearest situs address 2990 Alder).

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit “A”;
- B. Approve Coastal Development Permit (#CP0-382) subject to the Conditions included as Exhibit “B” and the site development plans dated January 3, 2013.

APPLICANT/AGENT: Southern California Gas Company

LEGAL DESCRIPTION: Public right of way. Lat. 35.39547 N, Long -120.8603W

PROJECT DESCRIPTION: The Applicant is seeking coastal development permit approval to install a 29 foot wood utility pole with data collector unit (DCU) and solar panel in the public right of way near the intersection of Alder and Sequoia Streets. The nearest situs address is 2990 Alder.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-3, PD/SP, Low/Medium Residential	South	R-4, SP, Low/Medium Residential
East:	R-1, S2, Low/Medium Residential	West:	MCR,R-4, SP, Low/Medium Residential

Prepared By: CJ Dept Review: _____

Site Characteristics	
Site Area	Public right of way
Existing Use	Public right of way; adjacent to Residential
Terrain	Public right of way; Flat/Graded along Alder & Sequoia
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archeological resource.
Access	Alder and Sequoia Streets

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Adjacent to Low/Medium Density Residential
Base Zone District	Adjacent to R-4, Multi-Family Residential
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	Adjacent to SP, North Main Specific Plan
Coastal Zone	Not within the original or appeals jurisdiction.

BACKGROUND:

Southern California Gas Company is upgrading their metering system by adding a communication device to all residential and business natural gas meters. This technology is called Advanced Meter. The advanced meter will automatically read and transmit customer gas usage information to their customer service and billing center. The device, which will be installed on existing analog meters, is battery powered and turns on for a fraction of a second a day, for less than two minutes per year. The radio frequency output is hundreds of times less than other commonly used household devices. The metering is one way communication and the Gas Company cannot turn on or off gas service with this new metering program.

In April 2010, the California Public Utilities Commission approved a budget of \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017. The Advanced Meter project would cover all residential and business consumers.

In order to ensure adequate network coverage but also minimize impact to the community, staff met with the Applicant in June 2012 to review proposed optimal locations. It was subsequently determined that five locations would be necessary to meet the goals of the Advanced Meter project. The proposed pole locations were chosen to be on new free-standing poles because attempts to co-locate on Pacific Gas & Electric street light poles were unsuccessful. Southern

California Gas Company has an agreement with PG&E to attach to their stand-alone street light poles. The agreement does not allow the Applicant to attach to distribution poles, including those with street lights attached. No viable stand-alone street light poles were available for potential co-location that would have allowed the Applicant to avoid installation of new poles. The specific pole locations were selected as the center point in a radius of where data collector units (DCU) are needed. DCU installations will be within an approximate 500 foot radius of this center point. In order to sufficiently reach all consumers, the Applicant is requesting permit approval for five locations spread throughout the City.

Project Specifics

The wood pole proposed for installation on Alder and Sequoia will be 29 feet above ground level and six feet below ground level for a total length of 35 feet. A data collector unit (DCU) will be installed at 26 feet that measures 25" H x 15.5" W x 9" D. A solar panel will be installed opposite the DCU. The solar panel serves to recharge the batteries contained within the DCU cabinet. The solar panel will be mounted at a 120 degree angle with the dimensions 31.3" L x 26.5" W x 2" D. A 4 foot wide antenna boom will be installed at 28 feet above ground level, or two feet above the DCU and solar panel. The attached plan reduction shows the overall height to be 31 feet above ground level due to the projection of the antenna. However, the Applicant has indicated that the antenna height can be lowered so as not to exceed 30 feet in overall height (see attached Exhibit D). Therefore, staff is recommending a condition be added that overall height shall not exceed 30 feet as allowed by Ordinance 17.27, Antennas and Wireless Telecommunications Facilities.

The location of the wood pole is next to an existing Diablo warning system siren on a 50 foot wood pole. This location is not located within the Coastal Commission Appeals Jurisdiction.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

General Plan

The General Plan has designated this area of the city as Moderate Density Residential. The Visual Resources and Scenic Highway Element addresses the issues of overhead utility lines which serves to "(1) create a jumbled, blighted appearance for those areas in which it is most predominant; (2) interfere with, obstruct, and in some cases render unsightly views that would otherwise be spectacular." Additionally, Policy VR-6 states that the City will work toward the undergrounding of utilities where feasible.

The Applicant's proposal avoids the unsightly maze of overhead utility lines because the proposed pole is wireless and does not contribute, add to, or interfere with existing network of overhead utility lines or existing utility poles. As a wireless pole, this pole and the four others

proposed within the City are all self-sufficient because the DCU to be installed at the top of the pole is operated by the solar panel, which would be infeasible to underground.

The existing regulations do not address this type of antenna, only regulating TV satellite dishes, but in 2010, the City Council approved ordinance 17.27 Antennas and Wireless Telecommunications Facilities. Although not codified by the City due to not being approved by the California Coastal Commission, section 17.27.020, paragraph G would exempt the project from a use permit since the utility is regulated by the California Public Utilities Commission.

Zoning Ordinance

This location is within City public right of way. It is adjacent to R-4/SP zoning, Multiple Family Residential which is a district intended for multiple-family residences. The proposed project is located in the public right of way. This project is consistent with other utility poles and is allowed by the Franchise Agreement the City has with the Gas Company (Ordinance 12). The Franchise Agreement specifies that utility poles can be placed in the public right of way. The project conforms to the Zoning Ordinance.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on January 25, 2013 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Installation of the wood pole with DCU is considered development under the Coastal Act and therefore requires a Coastal Development permit. Staff recommends that the Planning Commission conditionally approve Coastal Development Permit (#CP0-382) to install a 29 foot above ground level wood utility pole for purposes of the Advanced Meter project.

Exhibits:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Visual Simulation Graphics/Plan Reductions

Exhibit D – Letter and Map from Applicant dated January 30, 2013

Exhibit E – Advanced Meter Project Overview

EXHIBIT A

FINDINGS

SITE: *NEAREST SITUS ADDRESS 2990 ALDER*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way near the intersection of Alder and Sequoia Streets.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained with the staff report dated January 30, 2013.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: *NEAREST SITUS ADDRESS 2990 ALDER*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way near the intersection of Alder and Sequoia Streets.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 30, 2013, for the project depicted on plans dated January 3, 2013 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

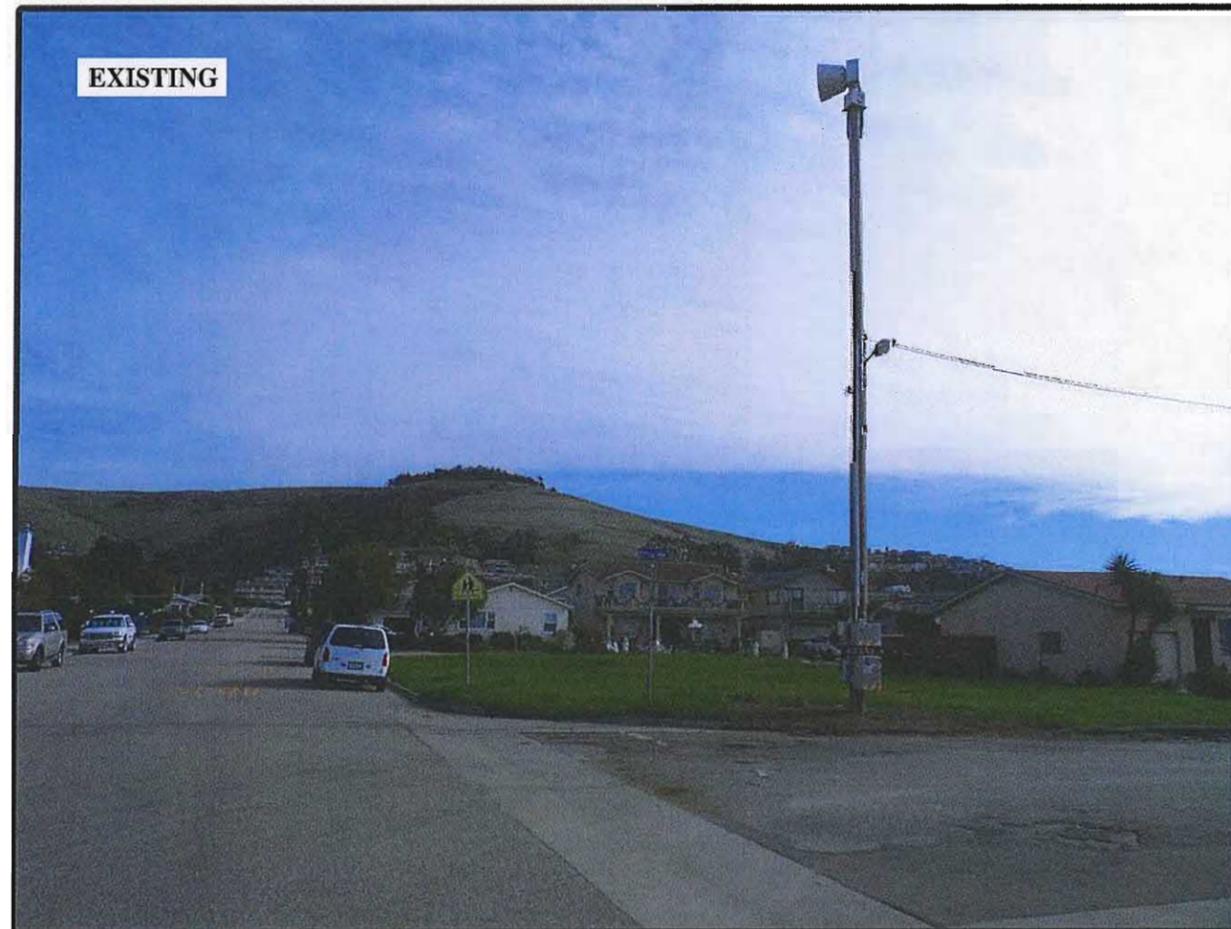
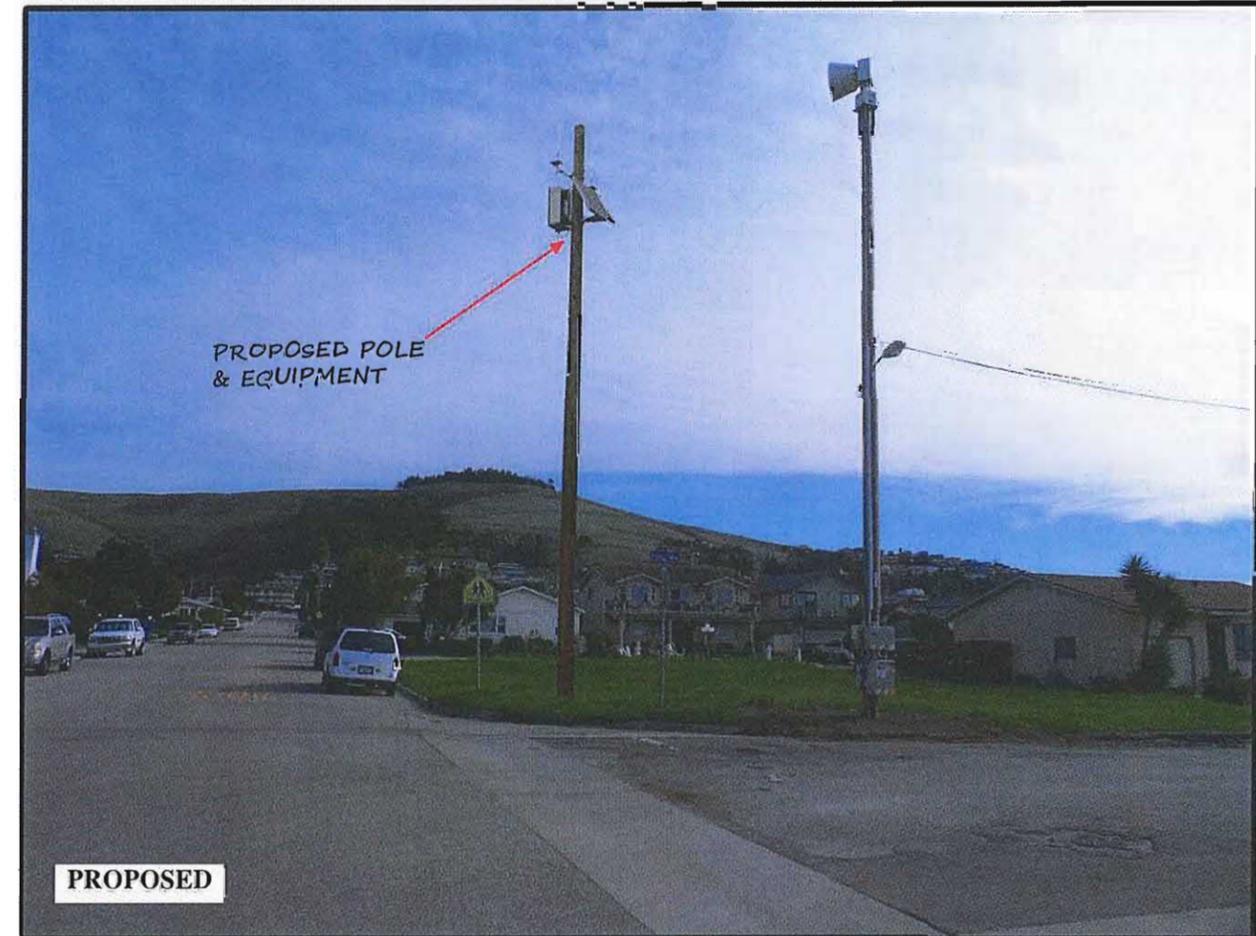
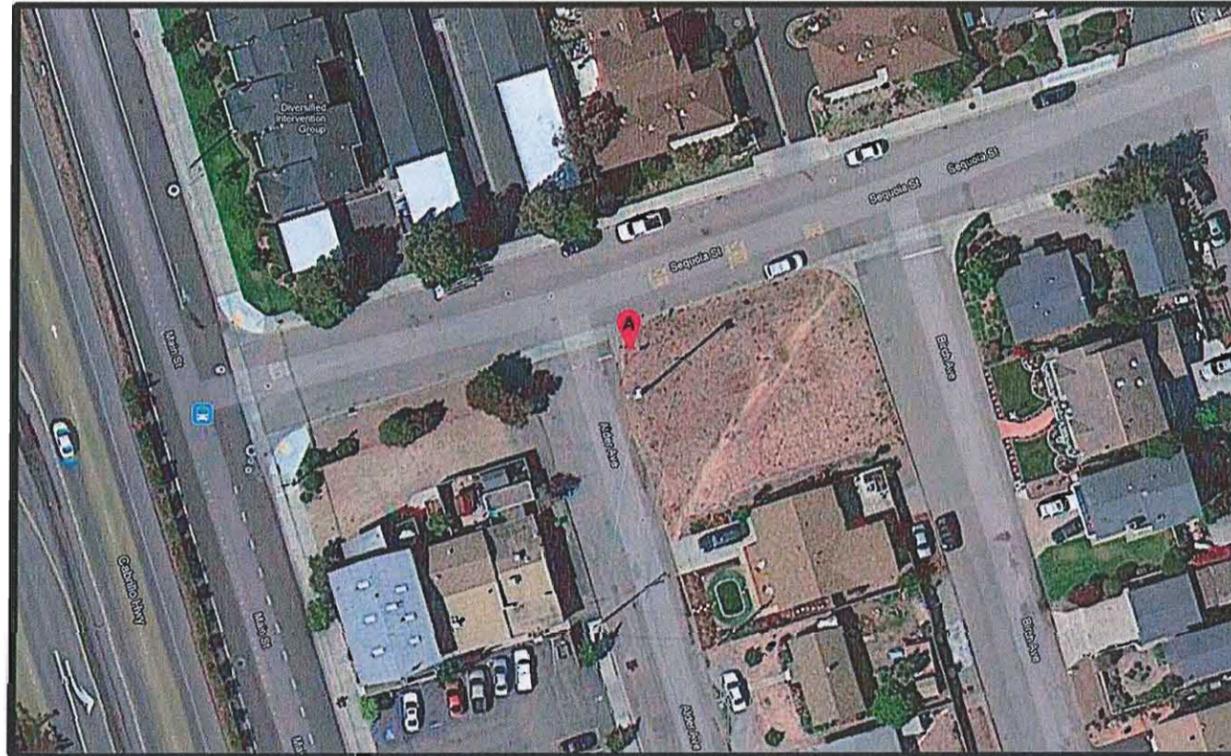
PLANNING CONDITIONS

1. Prior to installation of the pole, data collector unit and solar panel, a copy of the Applicant's California Public Utilities Commission permit decision shall be submitted to the Public Services Director for review.
2. The facility shall be constructed to allow for co-location of City of Morro Bay automatic meter reading infrastructure at no cost to the City and no objection from the Applicant.
3. The total overall height of wood pole and antenna shall not exceed 30 feet above ground level.

SITE ID:

RK088 CITY ALTERNATIVE

2990 ALDER AVE., MORRO BAY, CA 93442



**VIEW NOTE:
LOOKING WEST AT PROPOSED PROJECT**

 **Synergy**
Engineering Services, Inc.
16147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

 Southern
California
Gas Company

A  Sempra Energy utility®

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "AQLARA" PROPRIETARY PRODUCTS.



A Sempra Energy utility®

SITE NUMBER:
SITE TYPE:

RK088_CITY ALTERNATIVE
(N) 29' A.G.L. WOOD POLE
SOLAR POWER, EMBEDDED

CITY: MORRO BAY
COUNTY: SAN LUIS OBISPO COUNTY
JURISDICTION: CITY OF MORRO BAY

PROJECT SUMMARY:

NEAREST PROPERTY ADDRESS
2990 ALDER AVE.
MORRO BAY, CA 93942

PROPERTY OWNER CONTACT:
PUBLIC RIGHT OF WAY

LAT. 35.38547 N
LONG. -120.8903 W

APPLICANT:

SOUTHERN CALIFORNIA GAS CO.
655 W. 5TH ST. SUITE 3RD., LOS ANGELES CA 90013
REPRESENTATIVE: SCOTT LOVELESS (213) 399-1153

PROJECT DESCRIPTION

THE PROJECT ENTAILS
THE INSTALLATION OF UTILITY EQUIPMENT MOUNTED ABOVE GROUND LEVEL.
A NEW 29' A.G.L. WOOD UTILITY POLE, CLASS 5.

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED UTILITY EQUIPMENT FACILITY
CLASSIFICATION:
BUILDING TYPE: N/A

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	ELEVATIONS
4	DCU BOX DETAILS
5	MATERIALS LIST

VICINITY MAP



CONSULTING TEAM:

SAC ZONING/PERMITTING:

SOUTHERN CALIFORNIA GAS CO.
TAMMY STYLES
655 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013
(213) 244-2217

CONSTRUCTION PROJECT MANAGER:

SOUTHERN CALIFORNIA GAS CO.
JUAN MALDONADO
655 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013
(213) 244-2324

CONTRACTOR:

A.M. ORTEGA
16125 CHANNEL RD.
LAKEVIEW, CA 92040
(619) 290-1968

NETWORK CONSTRUCTION ENGINEER:

SOUTHERN CALIFORNIA GAS CO.
VICENTE MANLANGIT
655 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	PUBLIC RIGHT OF WAY (CITY OF MORRO BAY)		
PRECON. ENG. / MGR			
DEVELOP. MGR			
CONSTR. MGR			
PROJECT. MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

PERMIT #:

REVISION HISTORY

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
2010 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/ISA-22.4 LIFE SAFETY CODE NFPA-101
2010 UNIFORM PLUMBING CODE
2010 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

REVISION HISTORY

35' WOOD
CLASS 5 POLE
PERMIT #:

TITLE SHEET

DRAWN BY
P.C.
CAD DRAWING
CHECKED BY
W.C.
DATE
12/18/12
JOB NO.
SHEET

1 of 5

Synergy
Development Services, Inc.
18147 Wyandale St. Van Nuys, CA 91410
Office: (818) 940-0888 Fax: (818) 940-0708

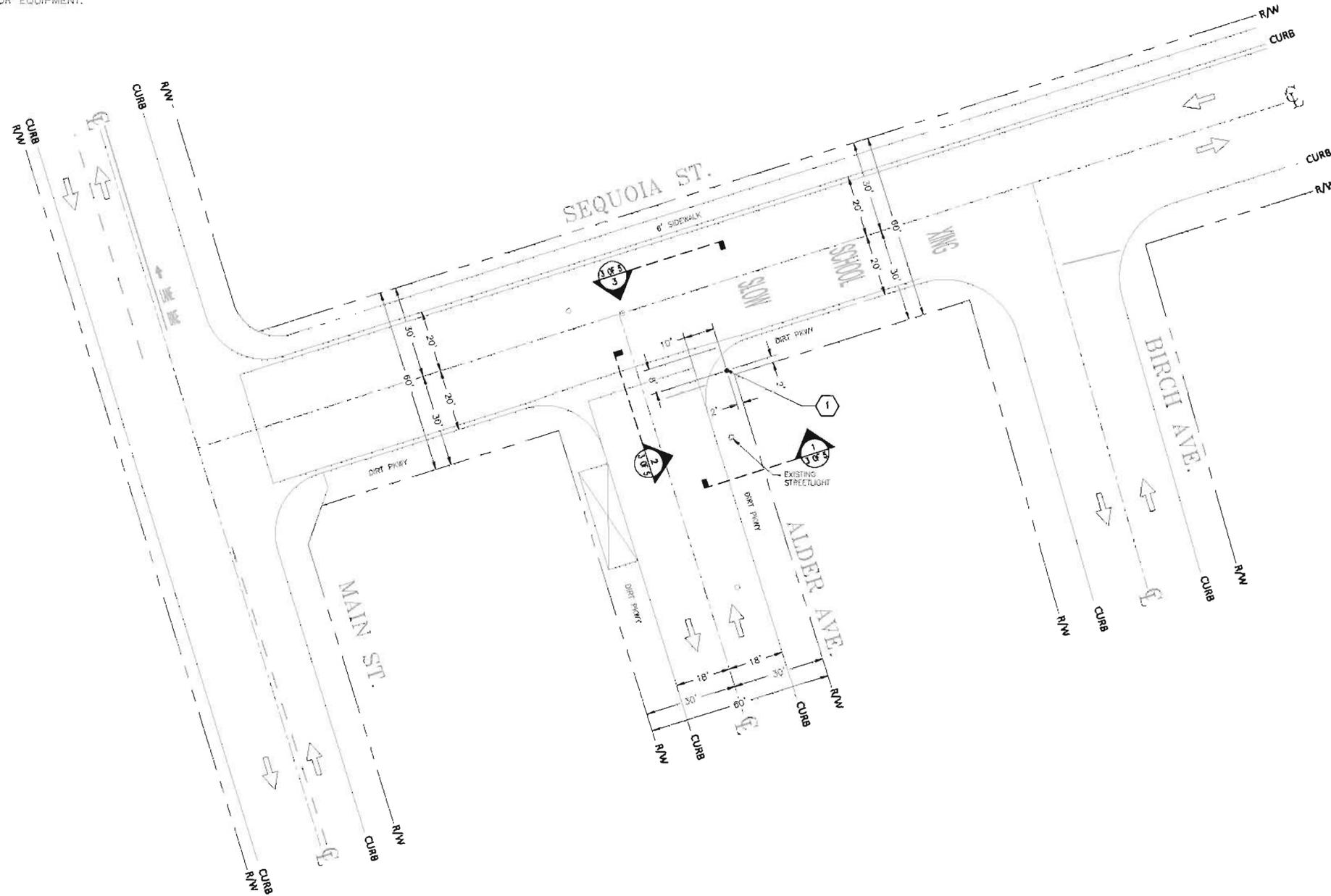
Southern California Gas Company
A Sempra Energy utility®

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA TECHNOLOGIES LLC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA TECHNOLOGIES LLC, IS PROHIBITED.

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

PLACEMENT AND CONSTRUCTION DATA

1 PL. 35' CLASS 5 WOOD POLE.
SEE DETAILS SHEETS FOR EQUIPMENT.



LEGEND

- PROPOSED TRENCH
- GAS — GAS LINE
- POWER — POWER LINE
- TEL — TELCO LINE
- WTR — WATER LINE
- CATV — CABLE TV LINE
- OIL — OIL LINE
- STL — STREET LIGHT LINE
- SWR — SEWER LINE
- STD — STORM DRAIN LINE
- — PROPERTY LINE
- — CENTER LINE
- X X CHAIN LINK FENCE
- — BLOCK WALL
- — DRIVEWAY

- ∨ GUY POLE
- ⊗ JOIT POLE
- FIRE HYDRANT
- △ CURVE DATA
- ⊕ DETAIL NUMBER
- ⊕ SHEET NUMBER
- ⊕ DETAIL NUMBER CROSS SECTION SHEET NUMBER
- ⊕ PLACEMENT DATA
- ℙ PROPERTY LINE
- ℄ CENTER LINE
- E.O.P. EDGE OF PAVEMENT.
- E.O.D. EDGE OF DIRT
- R/W RIGHT OF WAY

CONSTRUCTION NOTE

LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.

DIGALERT

811
CALL AT LEAST TWO DAYS BEFORE YOU DIG.
UNDERGROUND SERVICE ALERT BY NORTHERN CALIFORNIA
TICKET # _____



SCALE: 1" = 20'

SCALE 1" = 20' 0 10' 20' 50'

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91408
Office: (818) 940-0808 Fax: (818) 940-0708

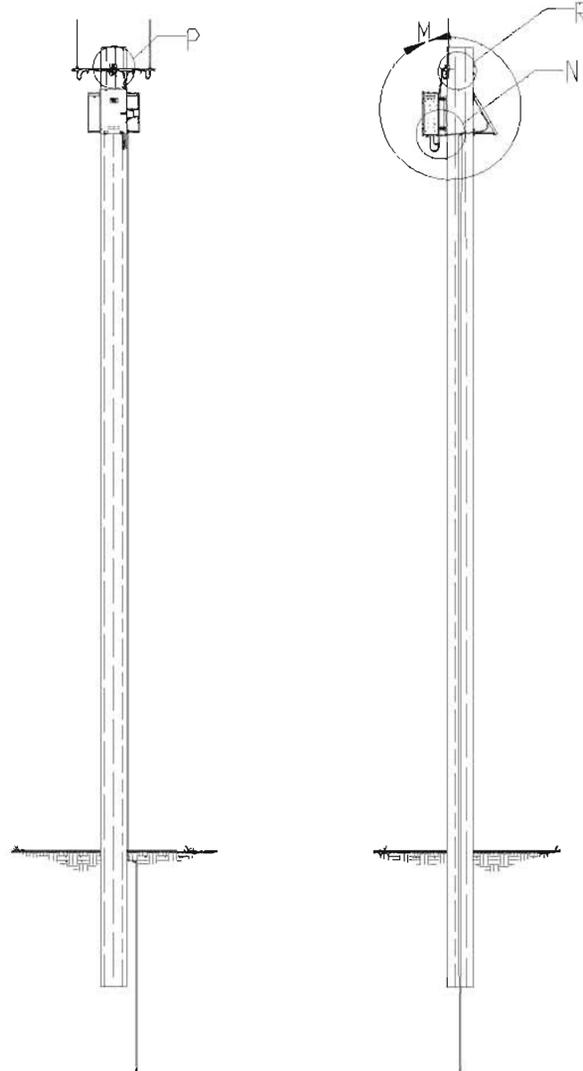
Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

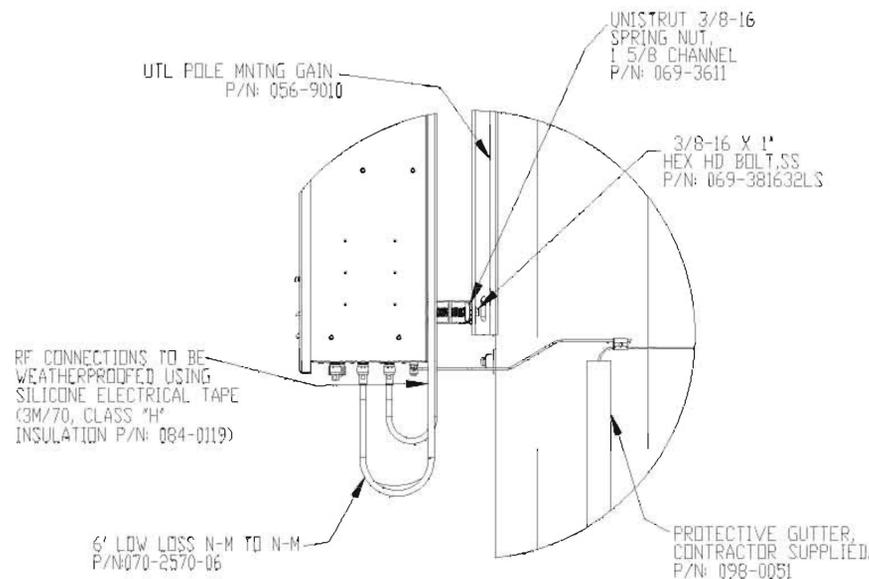
SITE PLAN

DESIGNED BY P.C.
GAS DRAFTING
CHECKED BY W.C.
DATE 12/18/12
SCALE
JOB NO.
SHEET

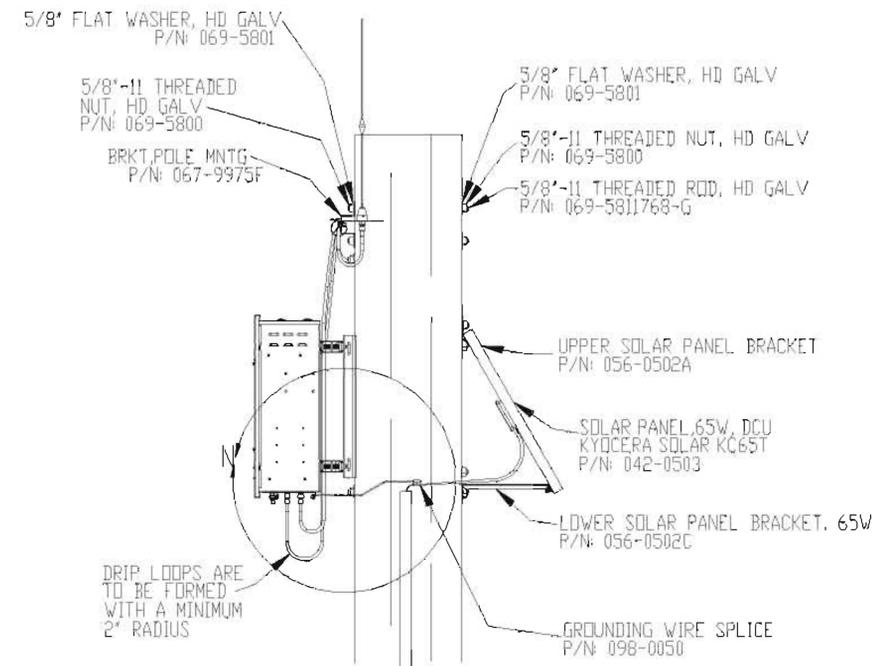
2 of 5



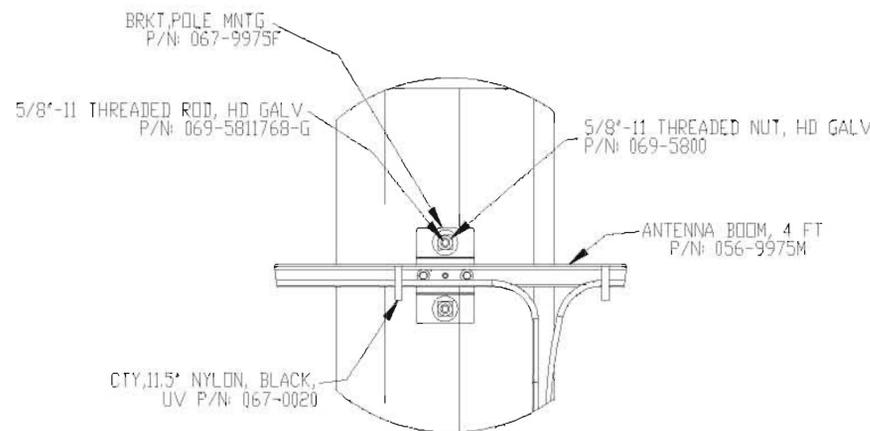
2 DETAIL N



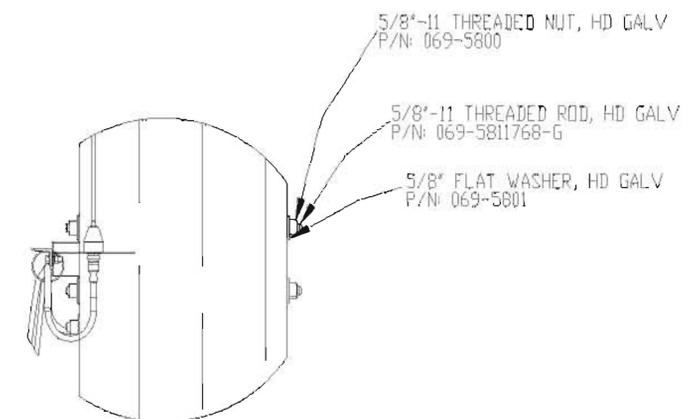
3 DETAIL M



4 DETAIL P



5 DETAIL R



1 USED TO CREATE DETAIL VIEWS

- NOTES:
- APPROXIMATE DCU CABINET WEIGHT 55#
 - ENCLOSURE RATED NEMA 3R.
 - DRAWING NOT TO SCALE
 - RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 - DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 - CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA TECHNOLOGIES LLC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA TECHNOLOGIES LLC. IS PROHIBITED.

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

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ALL RIGHTS RESERVED. PROPRIETARY AND CONFIDENTIAL.

UNLESS OTHERWISE SPECIFIED:	DATE	DATE	DATE
DRAWN	SMR	05/04/12	
CHECKED	DJG	05/04/12	
ENG. APPR.			
MFG. APPR.			
DA			
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL:			
WOOD			
FRESH	N/A		

TITLE:	TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR.
DATE:	12/18/12
SIZE:	DWG: N/A
NO SCALE	WEIGHT:
REV.:	C

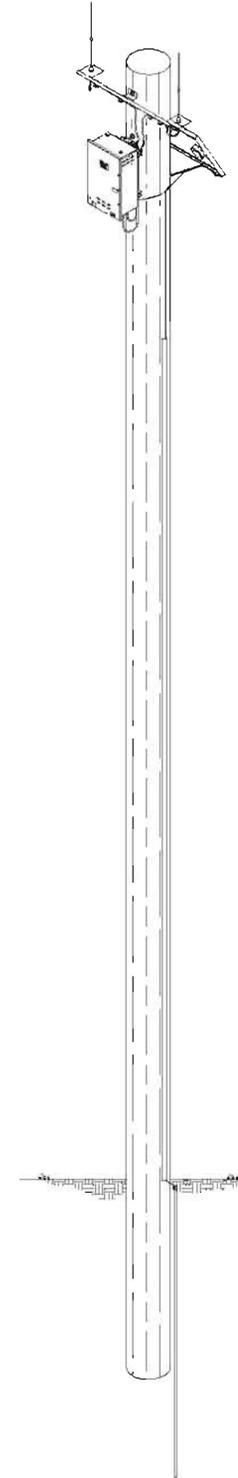
35' WOOD
CLASS 5 POLE
PERMIT #:

DCU BOX DETAILS

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA TECHNOLOGIES LLC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA TECHNOLOGIES LLC IS PROHIBITED.

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

TYPICAL MATERIALS LIST			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	073-0010	455-470MHz ANT,DCUII	2
2	109-9975D	UHF ANT BASE ASSY	2
3	109-9975F65	65W SOL PANEL W/ MNTG	1
4	056-9975M	ANTENNA BOOM, 4 FT	1
5	067-0020	CTY,11.5" NYLON, BLACK, UV	4
6	109-11700-01	MTG KIT, WOOD POLE, SOLAR	1
	056-0120	CLAMP BRACKET	2
	069-0101	U-BOLT,2 DD,5/16-18 X 1 1/2, SS	2
	056-0100	MAST MNTNG BRACKET	1
	069-381632LS	3/8-16 X 1" HEX HD BOLT,SS	4
	069-3611	UNISTRUT 3/8-16 SPRNG NUT, 1 5/8 CHANNEL	4
	056-9010	UTL POLE MNTNG GAIN	1
	069-3306	5/16-18 HEX NUT SS	2
	069-3305	5/16 F/WASH METAL,SS	2
	069-3304	5/16 * SPR LW, .32 ID X .59 OD, 18-8 SS	2
	069-561832LS	5/16-18 X 1", HEX HEAD BOLT,SS	2
	067-9975F	BRKT,POLE MNTG	1
	070-2570-06	6' LOW LOSS N-M TO N-M	2
*7	069-5801	5/8" FLAT WASHER, HD GALV	16
*8	071-1809	GROUNDING WIRE 4 GA, CU, SOLID	2
*9	098-0051	PROTECTIVE GUTTER, CONTRACTOR SUPPLIED	1
*10	098-0049	GROUNDING CLAMP	1
*11	098-0050	GROUNDING WIRE SPLICE	1
*12	098-0048	GROUND ROD, 5/8" X 8'	1
*13	069-5811768-G	5/8"-11 THREADED ROD, HD GALV	8
*14	069-5800	5/8"-11 THREADED NUT, HD GALV	16
*15	098-0054	CABLE MGMT. BRACKETS, (TRAP BOX)	AS NEEDED
*16	TBD	SNAP-IN CLAMP	AS NEEDED
*17	098-0056	LMR-400 2 HOLE BOOM CLAMP	AS NEEDED
*18	084-0119	FUSION TAPE	AS NEEDED
*19	098-0057	LMR-400 4 HOLE BOOM CLAMP	AS NEEDED
		*CONTRACTOR SUPPLIED MATERIALS	



NOTES:

1. APPROXIMATE DCU CABINET WEIGHT 55#
2. ENCLOSURE RATED NEMA 3R.
3. DRAWING NOT TO SCALE
4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:	NAME	DATE		
DIMENSIONS AS SHOWN	DRAWN	SMR		05.04.12
TOLERANCES FRACTIONAL ±	CHECKED	DLG		05.04.12
ANGULAR MATCH ± SCH ±	ENG. APPR.			
FWD PLACE DECIMAL ±	WFLD APPR.			
THREE PLACE DECIMAL ±				
INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.			
MATERIAL	COMMENT:			
WOOD	PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
FINISH	N/A			
TITLE: TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR		SIZE DWG. NO. B 35'-WOOD-SOL-EMP	REV. D	
NO SCALE WEIGHT:				

35' WOOD
CLASS 5 POLE
PERMIT #:

MATERIALS LIST

DESIGNER
P.C.
CHECKED
W.C.
DATE
12/18/12
JOB NO.
SHEET

5 of 5

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

Southern California Gas Company
A Sempra Energy Utility



A  Sempra Energy utility™

January 30, 2013

Cindy Jacinth
Assistant Planner
Public Services Department
City of Morro Bay
955 Shasta Avenue,
Morro Bay, CA 93442

Ms. Jacinth,

This letter is in response to today's e-mail requesting additional information regarding Southern California Gas Company's (SoCalGas) coastal development permit application submitted to the city in association with its Advanced Meter Project network.

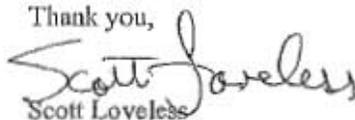
The Advanced Meter Project requires the installation of five data collector units (DCUs) in Morro Bay to ensure that sufficient network coverage is provided to all gas customers served in the area. Typically, each DCU has the capability to collect gas meter data from meters within a mile square radius. Redundancy in the network is required in case one or more DCUs become non-functional. Separately included is a city map approximating the network coverage radius for each of the DCUs.

The proposed DCU locations were determined at site surveys SoCalGas conducted with the city in June 2013. At these surveys, SoCalGas coordinated with the city in selecting optimal locations that will meet network coverage requirements while minimizing the impact to the community. While SoCalGas has an agreement with Pacific Gas and Electric Company (PG&E) allowing SoCalGas to attach its DCUs to stand-alone street light poles, unfortunately we were unable to locate any such poles within our coverage areas. While PG&E has distribution poles in these areas, SoCalGas does not have authorization under its agreement with PG&E to attach to their distribution poles, including those with street light attachments.

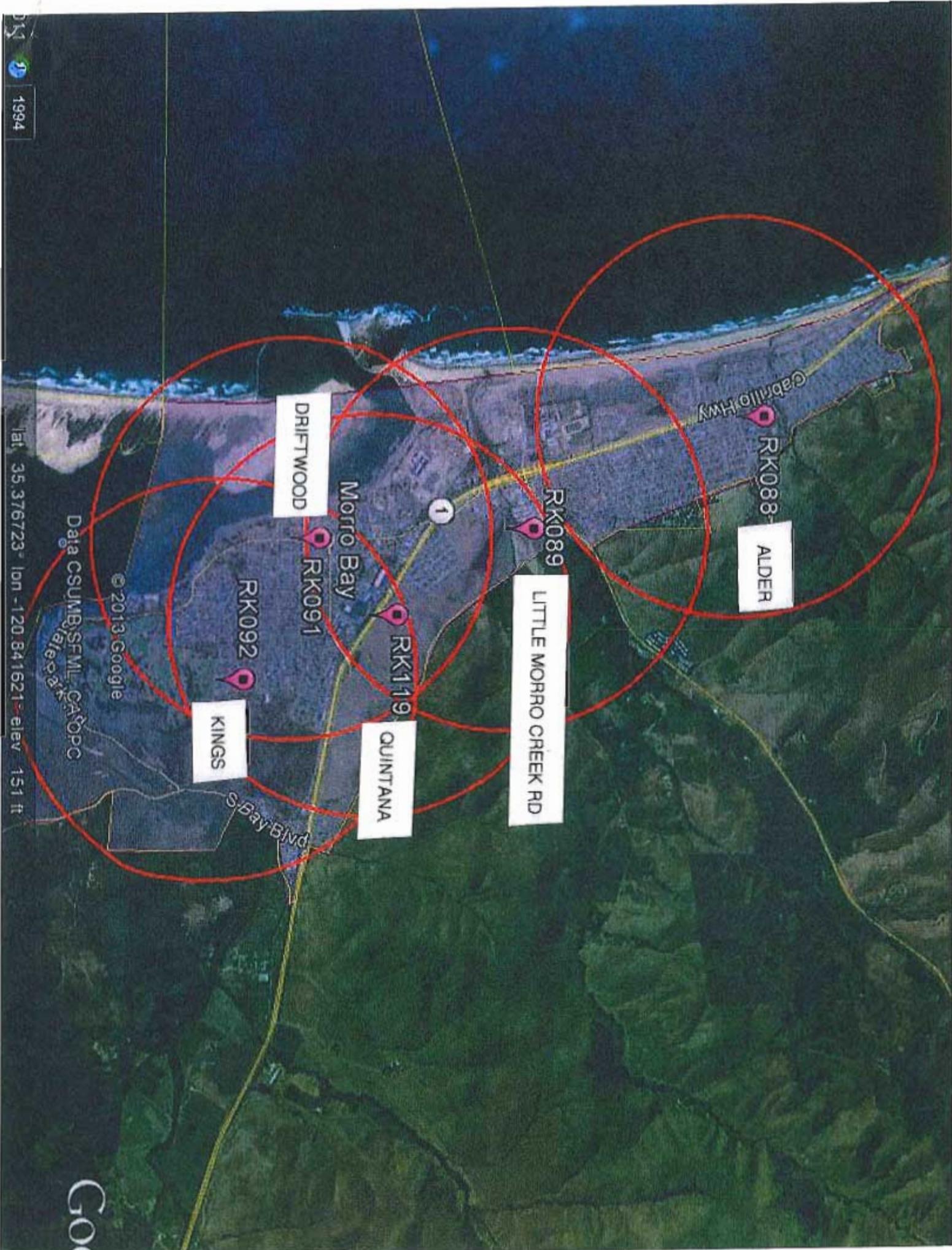
Pursuant to our application, SoCalGas proposes to install the DCUs on wood poles 29 feet in height (above ground level). While the two antennas exceed the top of the pole by approximately two feet in our standard design, SoCalGas will modify its design in Morro Bay to meet the 30' height restriction delineated in the city's wireless ordinance. Specifically, we will install the antennas one foot lower on the pole so that the top of the antennas will exceed the top of pole by one foot, rather than two feet.

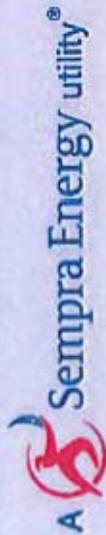
Please let me know if you have any questions or need further information.

Thank you,


Scott Loveless

Site Acquisition Project Manager
Advanced Meter Project





ADVANCEDmeter

PROJECT OVERVIEW

May 2012

What is the Advanced Meter Project?

- California Public Utilities Commission (CPUC) decision received in April 2010 authorizing \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017
- Automatically reads and securely transmits hourly gas usage information on a “next day” basis
- Provides more frequent and detailed information to help customers better control energy use and costs
- SoCalGas employees will perform installations



PHOTOS FOR DISCUSSION PURPOSES ONLY

ADVANCEDmeter

What are the Benefits?

A white lowercase letter 'i' inside a blue circle, representing information.

**Get
Information**



**Save
Money**



**Help the
Environment**

How Does it Work?

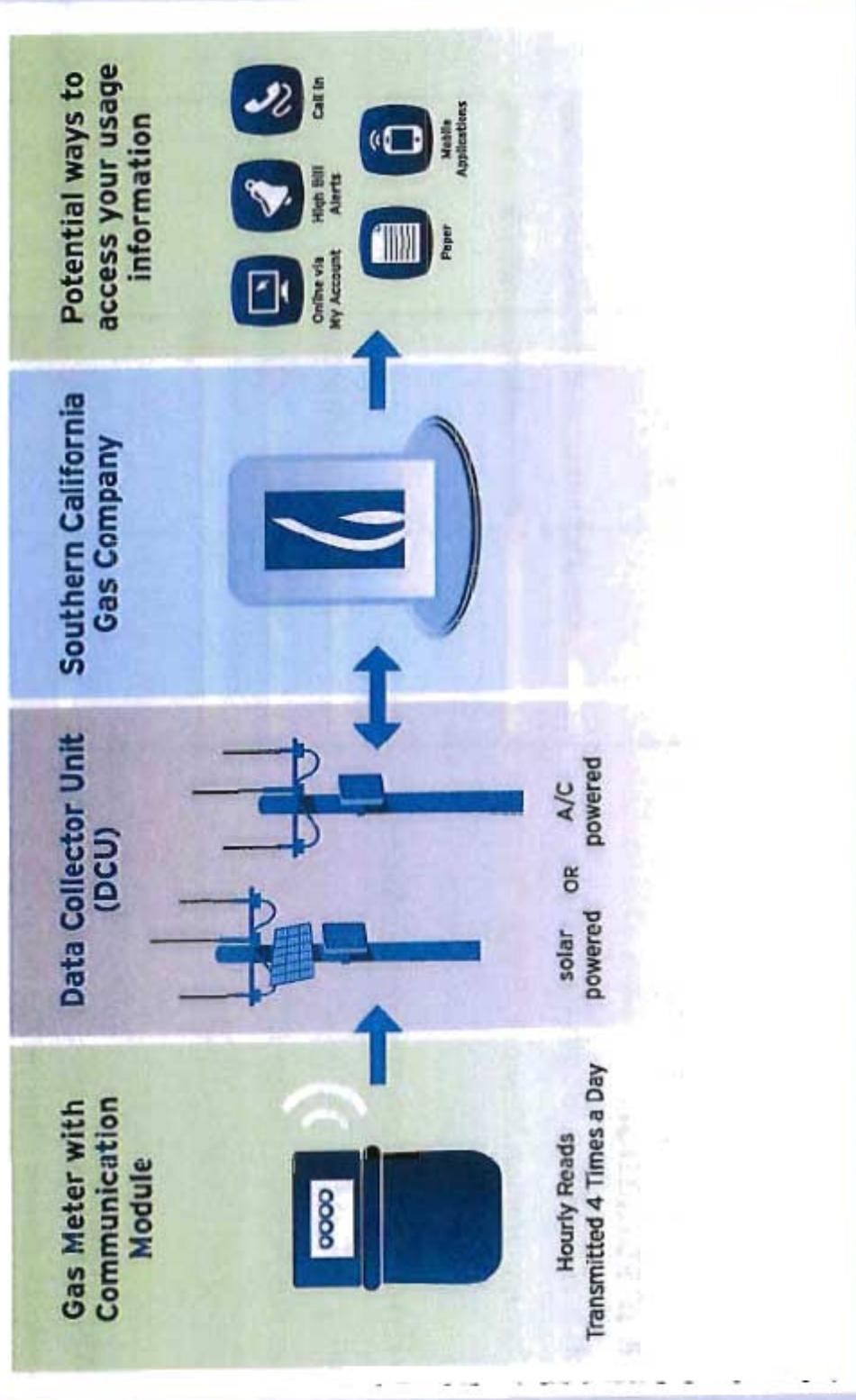
Gas usage is still recorded in the traditional way, it's a new wireless communication device that transmits the information electronically



- Does not change the functionality of the gas meter; No remote connect / disconnect capabilities
- Device is **off** most of the time
- Securely transmits 12 hours of data 4 times per day to a Data Collector Unit (total "on" time is less than 2 minutes per year)
- **Battery-powered**
- Does not communicate with other meters
- Does not communicate with appliances in the home

ADVANCEDmeter

How is the information transmitted?



High Level Timeline

- ★ Milestone
- Planning
- Implementation

Network Installation

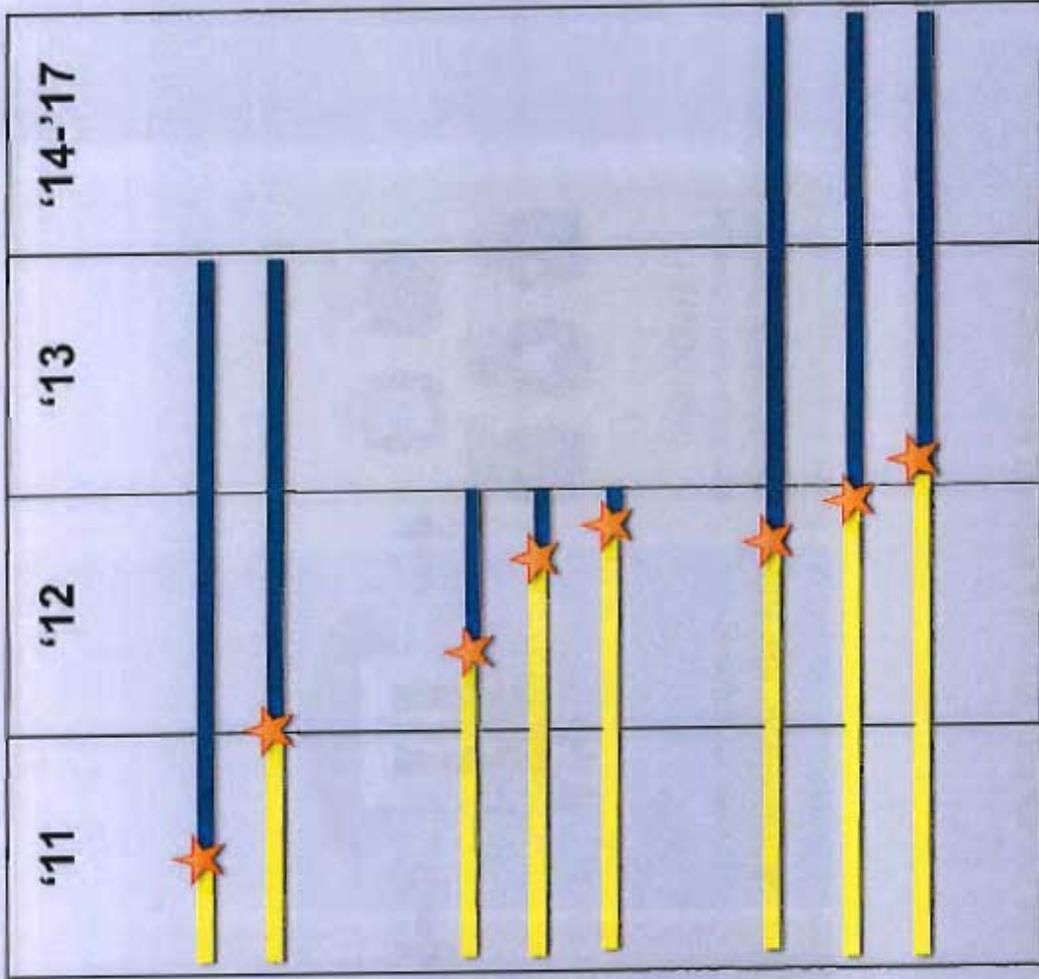
- Outreach and Briefings (Begin May '11)
- Install Communication Network (Begin Q1 '12)

End-to-End Test (Early Module Installation)

- Community Outreach (Begin Q2 '12)
- Customer Notification (Begin Q3 '12)
- Early Installation (Begin Q4 '12)

Mass Installation

- Community Outreach (Begins Q4 '13)
- Customer Notification (Begins Q1 '13)
- Mass Installation (Begins Q1 '13)



About the Communication Network – Data Collection Units (DCUs)



- Installing approximately 4,000 DCUs throughout SoCalGas' service territory beginning early 2012
- Pole mounted at 30 feet or higher
- A/C or Solar Powered
- DCU cabinet is 25" H x 15.5" W x 9" D and weighs 80 lbs
- Built-in Redundancy: advanced meters will communicate with two to three DCUs

PHOTO FOR DISCUSSION PURPOSES ONLY
Final Product Will Depend on Local Conditions

ADVANCEDmeter

Community Outreach Efforts

- **Phase 1: Communication Network Installation Outreach**

SoCalGas' local outreach efforts include notifying customers within the geographic area where DCUs will be installed

- **Phase 2: Advanced Meter Installation Outreach**

SoCalGas' will implement local community outreach and customer communication to prepare customers for advanced meter installation

Phase 2: Local Communication & Community Outreach

90 to 60 Days Prior to Installation:

Briefings with Local Elected Officials, Community Leaders, Chambers, etc.

60 to 30 Days Prior to Installation:

Local Community Involvement & Events

30 Days Prior to Installation:

Customer receives notification letter
(geographically distributed)

Installation Day:

Customer receives door hanger confirming installation has occurred

Post Installation:

Obtain feedback on installation experience

ADVANCEDmeter

Contact Information

- To learn more about the project, visit:

socialgas.com/advanced

- For questions, please contact:

- Timothy Mahoney
tmahoney@semprautilities.com
805-681-7930
- Lizette Verduzco
lverduzco@semprautilities.com
213-244-4427
- Scott Loveless
slopeless@semprautilities.com
213-244-2218



ADVANCEDmeter

Advanced Meter Radio Frequency

- Communication device is **battery-powered** and transmits a signal for **less than 2 minutes per year**
- RF energy emitted is considerably less than common, everyday-living items such as laptops, cell phones wireless routers and handheld radios
- Advanced meters will be located in the same place as the existing meter
- When transmitting, the exposure level is thousands of times lower than the general population exposure limits set by the Federal Communications Commission

Radio Frequency Emission Comparison Chart

Natural gas advanced meter 	Using a laptop computer with a wireless internet connection 	Maximum exposure level operating a microwave oven (8 inches from the door) 	Talking on a cellular phone* 
Reference level 	up to 5,000 times more 	up to 500,000 times more 	up to 1,000,000 times more 

Advanced Meter Radio Frequency Comparisons to Similar Wireless Technologies

Source	Radio Frequency Output Compared to Maximum Output from an Advanced Meter
Bluetooth Headset	Up to 400 times more
Most Electric Smart Meters	Up to 500 times more
Cordless Phones	Up to 700 times more
Baby Monitors	Up to 2,400 times more
Laptop computer with a wireless internet connection	Up to 5,000 times more
Car or plane remote controllers	Up to 7,500 times more
Maximum exposure level operating a microwave oven (8 inches from the door)	Up to 500,000 times more
Talking on a cellular phone	Up to 1,000,000 times more



AGENDA NO: B-4

MEETING DATE: February 6, 2013

Staff Report

TO: Planning Commissioners

DATE: January 30, 2013

FROM: Cindy Jacinth, Assistant Planner

SUBJECT: Coastal Development Permit (#CP0-383) to install a 29 foot wood utility pole in the public right of way on Little Morro Creek (nearest situs address 499 Little Morro Creek Road).

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";
- B. Approve Coastal Development Permit (#CP0-383) subject to the Conditions included as Exhibit "B" and the site development plans dated January 3, 2013.

APPLICANT/AGENT: Southern California Gas Company

LEGAL DESCRIPTION: Public right of way; Lat. 35.37873 N, Long -120.85068W

PROJECT DESCRIPTION: The Applicant is seeking a coastal development permit approval to install a 29 foot wood utility pole with data collector unit (DCU) and solar panel in the public right of way on the east side of Little Morro Creek Road. The nearest situs address is 499 Little Morro Creek Road.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-1, Low/Medium Residential	South	R-A, PD, Suburban Residential
East:	AG, Agriculture	West:	M-1, PD/I/SP, Light Industrial

Prepared By: CJ

Dept Review: _____

Site Characteristics	
Site Area	Public right of way
Existing Use	Public right of way, adjacent to vacant
Terrain	Public right of way is flat, adjacent to sloping area.
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archeological resource.
Access	Little Morro Creek Road

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Adjacent to Agriculture
Base Zone District	Adjacent to AG, Agriculture
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Not within the original or appeals jurisdiction.

BACKGROUND:

Southern California Gas Company is upgrading their metering system by adding a communication device to all residential and business natural gas meters. This technology is called Advanced Meter. The advanced meter will automatically read and transmit customer gas usage information to their customer service and billing center. The device, which will be installed on existing analog meters, is battery powered and turns on for a fraction of a second a day, for less than two minutes per year. The radio frequency output is hundreds of times less than other commonly used household devices. The metering is one way communication and the Gas Company cannot turn on or off gas service with this new metering program.

In April 2010, the California Public Utilities Commission approved a budget of \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017. The Advanced Meter project would cover all residential and business consumers.

In order to ensure adequate network coverage but also minimize impact to the community, staff met with the Applicant in June 2012 to review proposed optimal locations. It was subsequently determined that five locations would be necessary to meet the goals of the Advanced Meter project. The proposed pole locations were chosen to be on new free-standing poles because attempts to co-locate on Pacific Gas & Electric street light poles were unsuccessful. Southern California Gas Company has an agreement with PG&E to attach to their stand-alone street light

poles. The agreement does not allow the Applicant to attach to distribution poles, including those with street lights attached. No viable stand-alone street light poles were available for potential co-location that would have allowed the Applicant to avoid installation of new poles. The specific pole locations were selected as the center point in a radius of where data collector units (DCU) are needed. DCU installations will be within an approximate 500 foot radius of this center point. In order to sufficiently reach all consumers, the Applicant is requesting permit approval for five locations spread throughout the City.

Project Specifics

The wood pole proposed for installation on Alder and Sequoia will be 29 feet above ground level and six feet below ground level for a total length of 35 feet. A data collector unit (DCU) will be installed at 26 feet that measures 25" H x 15.5" W x 9" D. A solar panel will be installed opposite the DCU. The solar panel serves to recharge the batteries contained within the DCU cabinet. The solar panel will be mounted at a 120 degree angle with the dimensions 31.3" L x 26.5" W x 2" D. A 4 foot wide antenna boom will be installed at 28 feet above ground level, or two feet above the DCU and solar panel. The attached plan reduction shows the overall height to be 31 feet above ground level due to the projection of the antenna. However, the Applicant has indicated that the antenna height can be lowered so as not to exceed 30 feet in overall height (see attached Exhibit D). Therefore, staff is recommending a condition be added that overall height shall not exceed 30 feet as allowed by Ordinance 17.27, Antennas and Wireless Telecommunications Facilities.

The location of the wood pole is next to an existing utility pole. This location is not located within the Coastal Commission Appeals Jurisdiction.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

General Plan

The General Plan has designated this area of the city as Moderate Density Residential. The Visual Resources and Scenic Highway Element addresses the issues of overhead utility lines which serves to "(1) create a jumbled, blighted appearance for those areas in which it is most predominant; (2) interfere with, obstruct, and in some cases render unsightly views that would otherwise be spectacular." Additionally, Policy VR-6 states that the City will work toward the undergrounding of utilities where feasible.

The Applicant's proposal avoids the unsightly maze of overhead utility lines because the proposed pole is wireless and does not contribute, add to, or interfere with existing network of overhead utility lines or existing utility poles. As a wireless pole, this pole and the four others proposed within the City are all self-sufficient because the DCU to be installed at the top of the

pole is operated by the solar panel, which would be infeasible to underground.

The existing regulations do not address this type of antenna, only regulating TV satellite dishes, but in 2010, the City Council approved ordinance 17.27 Antennas and Wireless Telecommunications Facilities. Although not codified by the City due to not being approved by the California Coastal Commission, section 17.27.020, paragraph G would exempt the project from a use permit since the utility is regulated by the California Public Utilities Commission.

Zoning Ordinance

This location is within City public right of way. It is adjacent to AG zoning, which is a district intended for agriculture. The proposed project is located in the public right of way. This project is consistent with other utility poles and is allowed by the Franchise Agreement the City has with the Gas Company (Ordinance 12). The Franchise Agreement specifies that utility poles can be placed in the public right of way. The project conforms to the Zoning Ordinance.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on January 25, 2013 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Installation of the wood pole with DCU is considered development under the Coastal Act and therefore requires a Coastal Development permit. Staff recommends that the Planning Commission conditionally approve Coastal Development Permit (#CP0-383) to install a 29 foot above ground level wood utility pole for purposes of the Advanced Meter project.

Exhibits:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Visual Simulation Graphics/Plan Reductions

Exhibit D – Letter and Map from Applicant dated January 30, 2013

Exhibit E – Advanced Meter Project Overview

EXHIBIT A

FINDINGS

SITE: *NEAREST SITUS ADDRESS* 499 LITTLE MORRO CREEK ROAD

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way on Little Morro Creek Road (nearest situs address is 499 Little Morro Creek Road).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained with the staff report dated January 30, 2013.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: *NEAREST SITUS ADDRESS 499 LITTLE MORRO CREEK RD.*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way on Little Morro Creek Road (nearest situs address is 499 Little Morro Creek Road).

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 30, 2013, for the project depicted on plans dated January 3, 2013 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

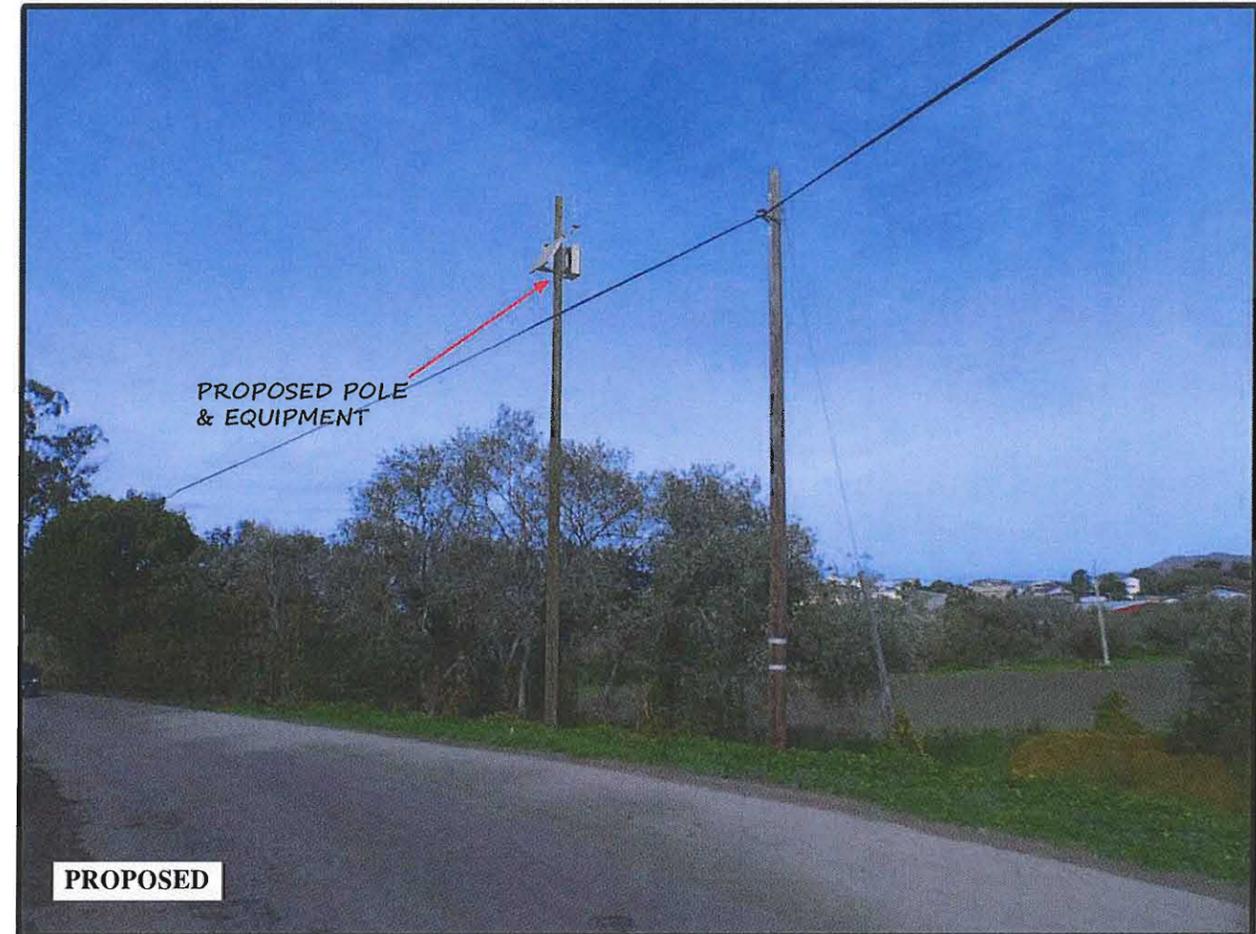
PLANNING CONDITIONS

1. Prior to installation of the pole, data collector unit and solar panel, a copy of the Applicant's California Public Utilities Commission permit shall be submitted to the Public Services Director for review.
2. The facility shall be constructed to allow for co-location of City of Morro Bay automatic meter reading infrastructure at no cost to the City and no objection from the Applicant.
3. The total overall height of wood pole and antenna shall not exceed 29 feet above ground level.

SITE ID:

RK089 CITY ALTERNATIVE

499 LITTLE MORRO CREEK RD., MORRO BAY, CA 93442



**VIEW NOTE:
LOOKING WEST AT PROPOSED PROJECT**

 **Synergy**
Engineering Services, Inc.
16147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

 Southern California Gas Company
 A Semptra Energy utility®

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "AQLARA" PROPRIETARY PRODUCTS.



A Sempra Energy utility®

SITE NUMBER: RK089_CITY ALTERNATIVE

SITE TYPE: (N) 29' A.G.L. WOOD POLE SOLAR POWER, EMBEDDED

CITY: MORRO BAY

COUNTY: SAN LUIS OBISPO COUNTY

JURISDICTION: CITY OF MORRO BAY

PROJECT SUMMARY:

NEAREST PROPERTY ADDRESS
490 LITTLE MORRO CREEK RD.
MORRO BAY, CA 93442

PROPERTY OWNER CONTACT:
PUBLIC RIGHT OF WAY

LAT. 35.37873 N
LONG. -120.85088 W

APPLICANT:

SOUTHERN CALIFORNIA GAS CO.
655 W. 5TH ST. SUITE 3RD., LOS ANGELES CA 90013
REPRESENTATIVE: SCOTT LOVELESS (213) 399-1153

PROJECT DESCRIPTION

THE PROJECT ENTAILS THE INSTALLATION OF UTILITY EQUIPMENT MOUNTED ABOVE GROUND LEVEL, A NEW 29' A.G.L. WOOD UTILITY POLE, CLASS 5.

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED UTILITY EQUIPMENT FACILITY
CLASSIFICATION:
BUILDING TYPE: N/A

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	ELEVATIONS
4	DCU BOX DETAILS
5	MATERIALS LIST



CONSULTING TEAM:

ZONING/PERMITTING:

SOUTHERN CALIFORNIA GAS CO.
TAMMY STYLES
655 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013
(213) 244-2217

CONSTRUCTION PROJECT MANAGER:

SOUTHERN CALIFORNIA GAS CO.
JUAN MALDONADO
655 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013
(213) 244-2324

CONTRACTOR:

A.M. ORTEGA
16125 CHANNEL RD.
LAKEVIEW, CA 92040
(619) 290-1968

NETWORK CONSTRUCTION ENGINEER:

SOUTHERN CALIFORNIA GAS CO.
VICENTE MANLANGIT
655 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	PUBLIC RIGHT OF WAY (CITY OF MORRO BAY)		
PRECON. ENG. / MGR			
DEVELOP. MGR			
CDNET MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

PERMIT #:

REVISION HISTORY

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
2010 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/ISA-22.4 LIFE SAFETY CODE NFPA-101
2010 UNIFORM PLUMBING CODE
2010 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

REVISION HISTORY



35' WOOD
CLASS 5 POLE
PERMIT #:

TITLE SHEET

DRAWN BY
P.C.
CAD DWTING

CHECKED BY
W.C.
DATE
12/18/12

JOB NO.
SHEET

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

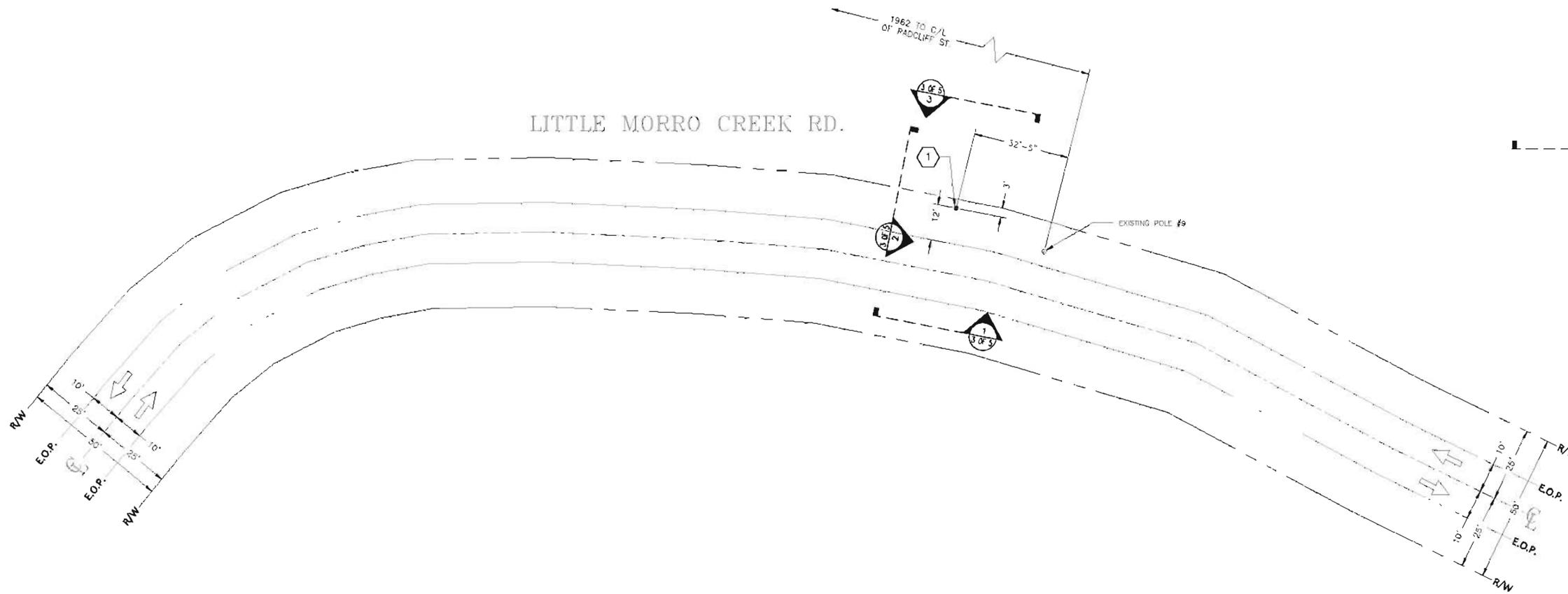
PLACEMENT AND CONSTRUCTION DATA

① PL. 35' CLASS 5 WOOD POLE.
SEE DETAILS SHEETS FOR EQUIPMENT.

LEGEND

	PROPOSED TRENCH
	GAS LINE
	POWER LINE
	TELCO LINE
	WATER LINE
	CABLE TV LINE
	OIL LINE
	STREET LIGHT LINE
	SEWER LINE
	STORM DRAIN LINE
	PROPERTY LINE
	CENTER LINE
	CHAIN LINK FENCE
	BLOCK WALL
	DRIVEWAY

	GUY POLE
	JOINT POLE
	FIRE HYDRANT
	CURVE DATA
	DETAIL NUMBER
	SHEET NUMBER
	DETAIL NUMBER CROSS SECTION SHEET NUMBER
	PLACEMENT DATA
	PROPERTY LINE
	CENTER LINE
	E.O.P. EDGE OF PAVEMENT.
	E.O.D. EDGE OF DIRT
	R/W RIGHT OF WAY
	CURB CURB



CONSTRUCTION NOTE

LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.

DIGALERT



811

CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERSTANDING SERVICE AREA BY SOUTHERN CALIFORNIA

TICKET # _____



SCALE: 1"=20'

SCALE 1" = 20' 0 10' 20' 50'

35' WOOD
CLASS 5 POLE
PERMIT #:

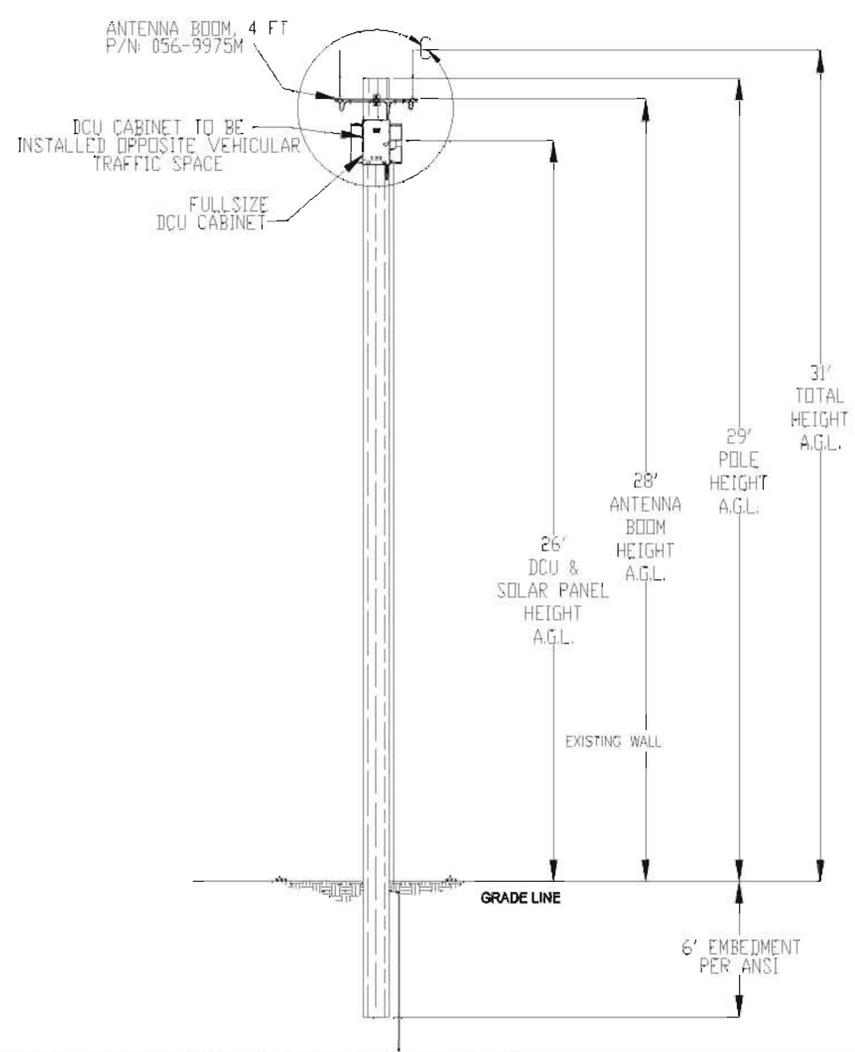
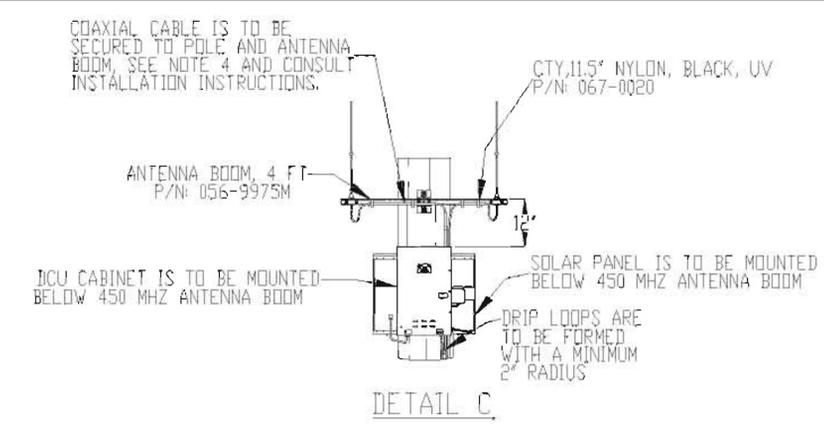
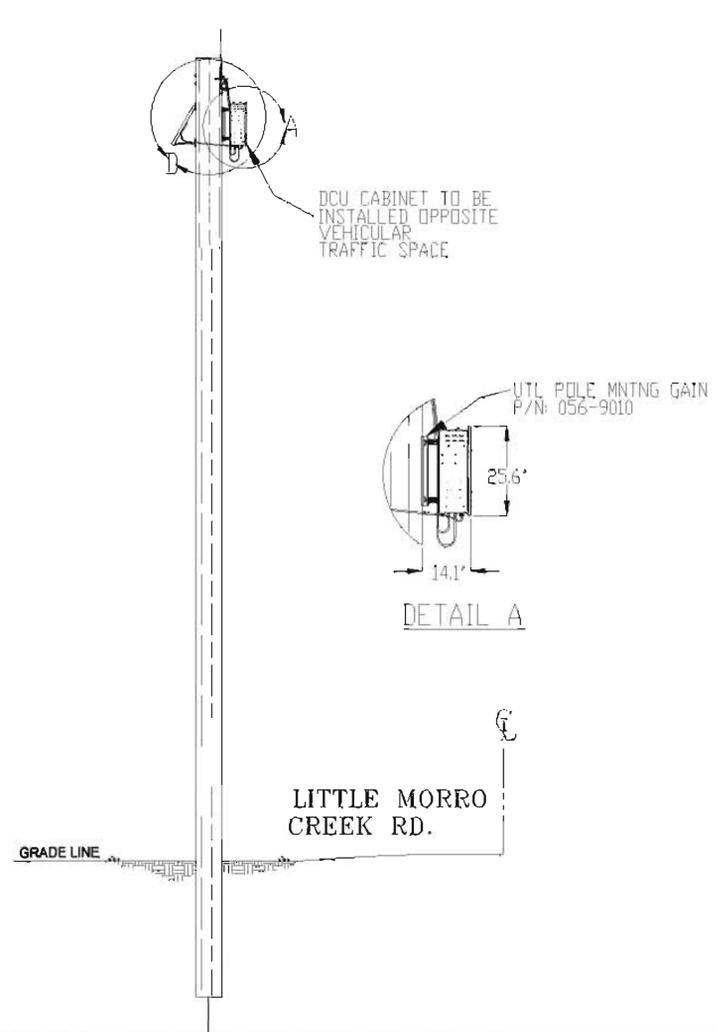
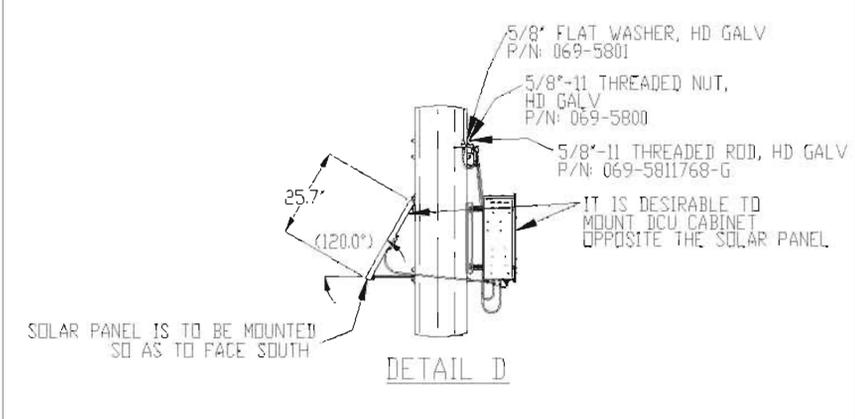
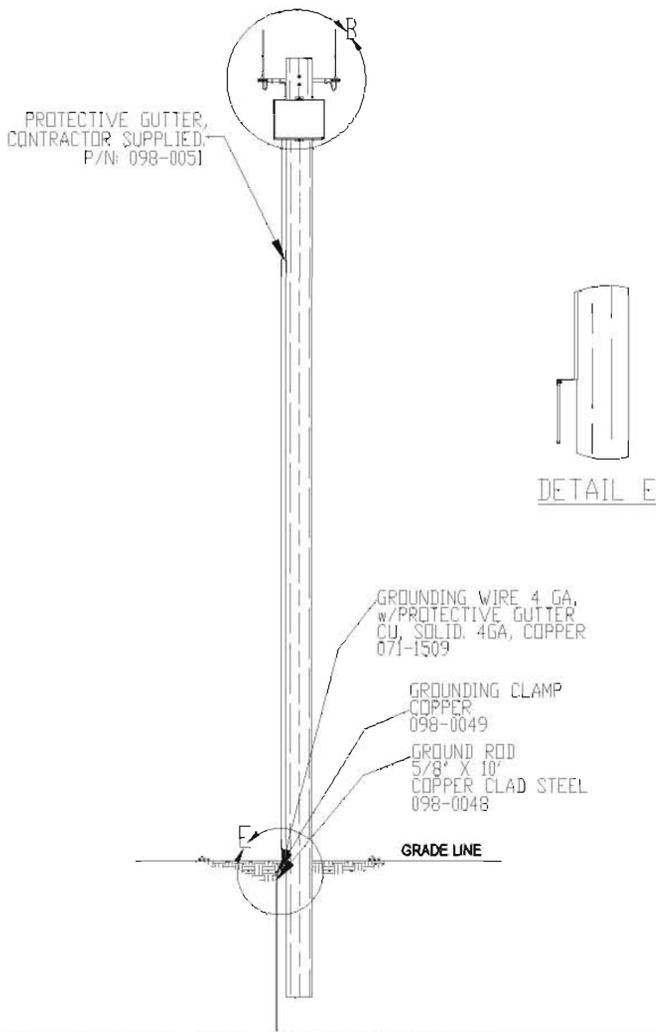
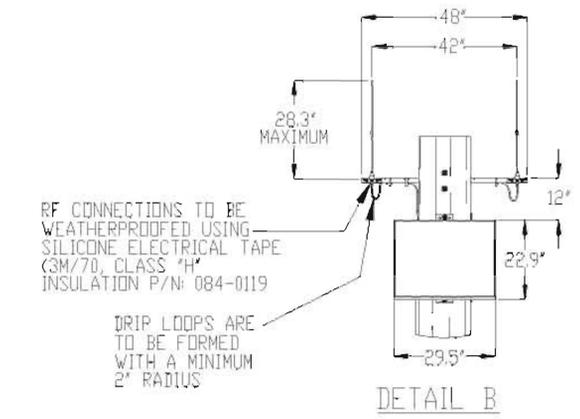
SITE PLAN

DESIGNED
P.C.
CAG DRAFTING
CHECKED
W.C.
DATE
12/18/12
SCALE
JOB NO.
SHEET

2 of 5

Synergy
Development Services, Inc.
18147 Myrandale St. Van Nuys, CA 91408
Office: (818) 840-0808 Fax: (818) 840-0708

Southern California Gas Company
Sempra Energy utility



1 SITE ELEVATION LOOKING NORTH

2 SITE ELEVATION LOOKING EAST

3 SITE ELEVATION LOOKING SOUTH

- NOTES:
1. APPROXIMATE DCU CABINET WEIGHT 55#
 2. ENCLOSURE RATED NEMA 3R.
 3. DRAWING NOT TO SCALE
 4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:		NAME		DATE	(C) 2011 ACLARA TECHNOLOGIES, LLC. ALL RIGHTS RESERVED. PROPRIETARY AND CONFIDENTIAL.
DIMENSIONS AS SHOWN	DRAWN	SHR	05/04/12	TITLE:	
TOLERANCES: FRACTIONAL ±	CHECKED	JUG	05/04/12	TYPICAL INSTALLATION, ACENDANT NODE, WOOD POLE, SOLAR	
ANGULAR: EACH ±	ENG. APPR.				
TWO PLACE DECIMAL ±	MFG. APPR.			SIZE DWG. NO. B	
THREE PLACE DECIMAL ±	DA			REV. D	
INTERPRET GEOMETRIC TOLERANCING PER MATERIAL	COMMENTS: PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.				NO SCALE WEIGHT:
FINISH N/A					

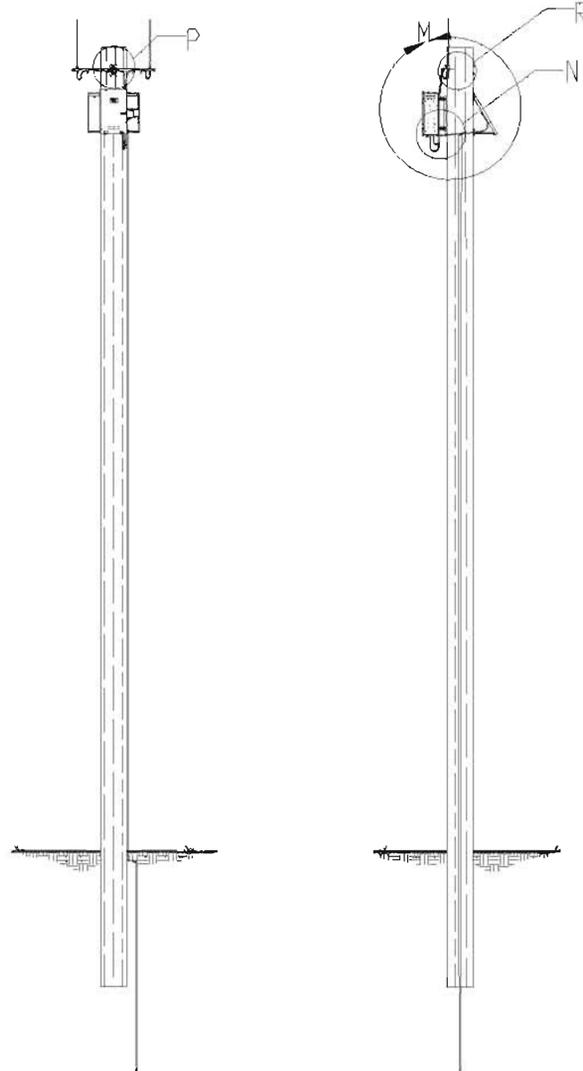
Synergy
Development Services, Inc.
18147 Wyandotte St., Van Nuys, CA 91410
Office: (818) 646-0058 Fax: (818) 646-0058

Southern California Gas Company
Semptra Energy utility

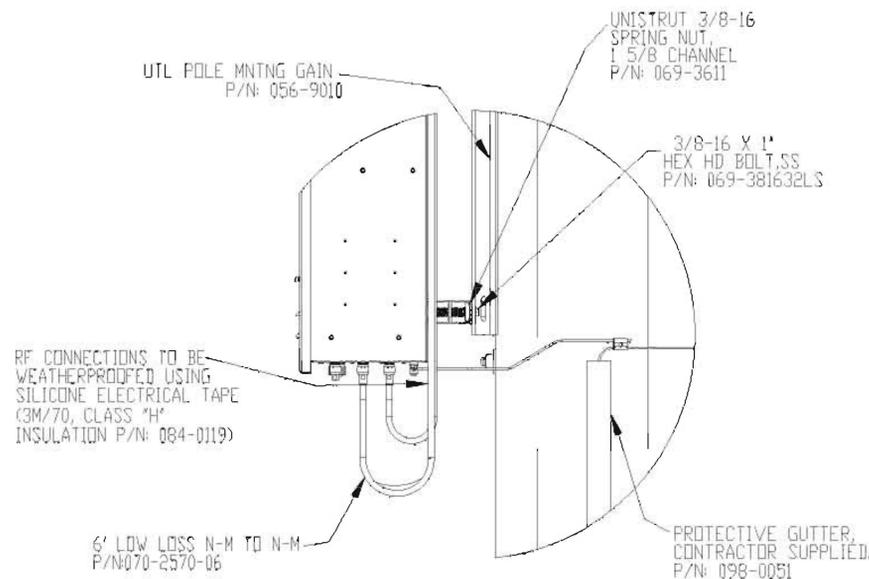
35' WOOD
CLASS 5_POLE
PERMIT #:

ELEVATIONS

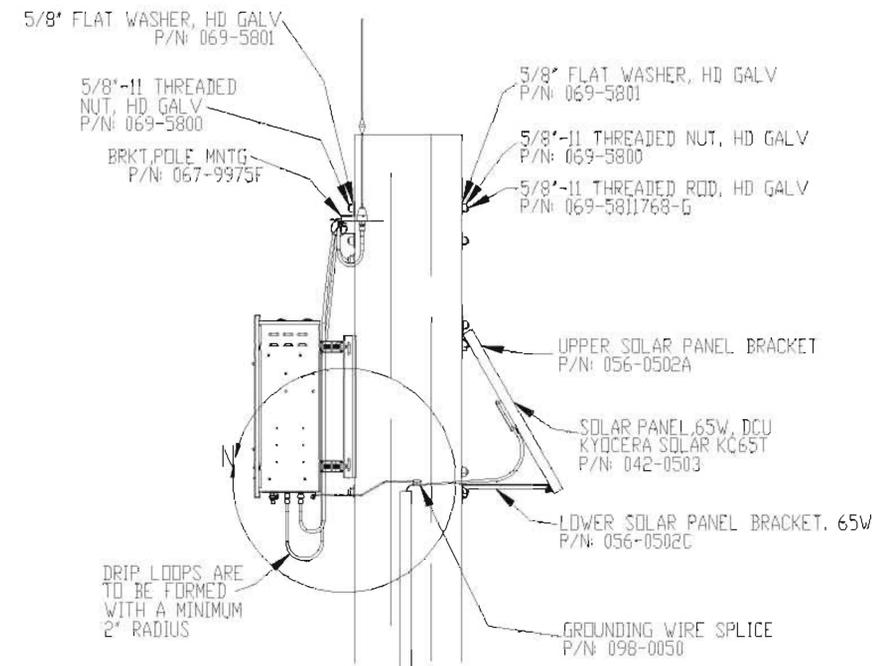
DESIGNER: P.C.
CAD DRAFTER: W.C.
DATE: 12/18/12
JOB NO.:
SHEET: 3 of 5



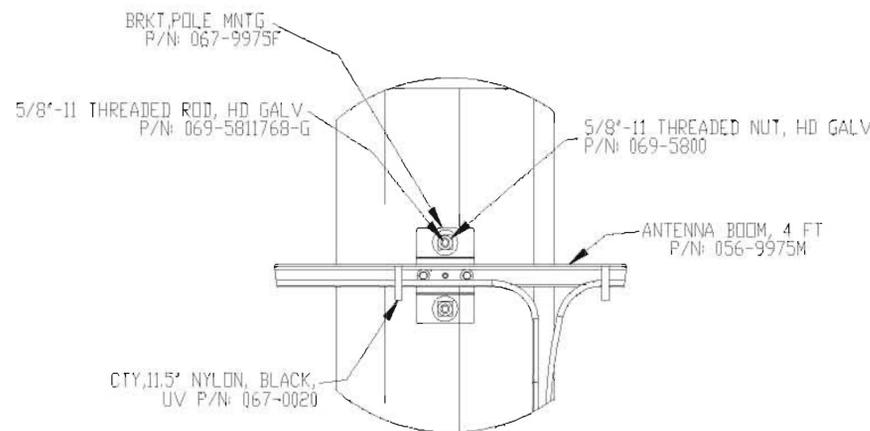
2 DETAIL N



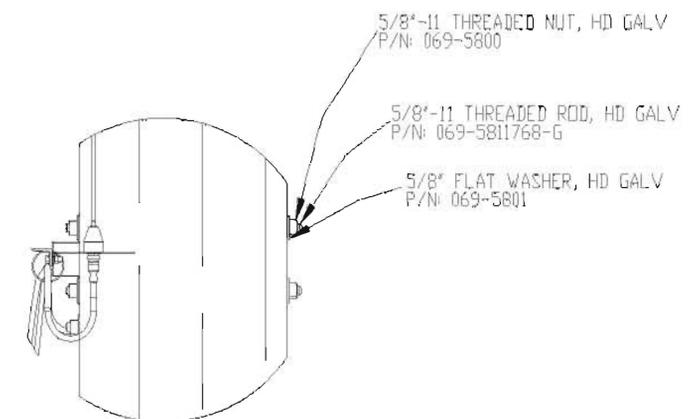
3 DETAIL M



4 DETAIL P



5 DETAIL R



1 USED TO CREATE DETAIL VIEWS

- NOTES:
- APPROXIMATE DCU CABINET WEIGHT 55#
 - ENCLOSURE RATED NEMA 3R.
 - DRAWING NOT TO SCALE
 - RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 - DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 - CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:	DATE	DATE	DATE
DRAWN	SMR	05/04/12	
CHECKED	DJG	05/04/12	
ENG. APPR.			
MFG. APPR.			
DA			
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL:			
WOOD			
FRESH			
N/A			

TITLE: TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR.

SIZE: DWG: N/A
B 38'-WOOD-SOL-EMB
NO SCALE (WEIGHT)

REV. C

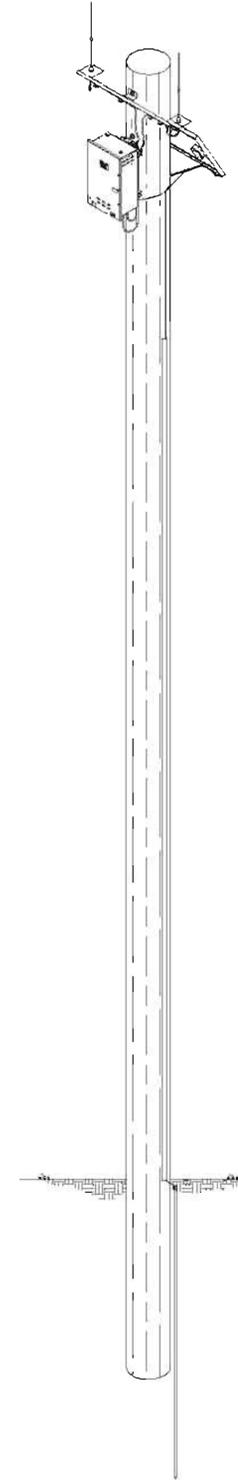
35' WOOD
CLASS 5 POLE
PERMIT #:

DCU BOX DETAILS

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TYPICAL MATERIALS LIST			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	073-0010	455-470MHz ANT,DCUII	2
2	109-9975D	UHF ANT BASE ASSY	2
3	109-9975F65	65W SOL PANEL W/ MNTG	1
4	056-9975M	ANTENNA BOOM, 4 FT	1
5	067-0020	CTY,11.5" NYLON, BLACK, UV	4
6	109-11700-01	MTG KIT, WOOD POLE, SOLAR	1
	056-0120	CLAMP BRACKET	2
	069-0101	U-BOLT,2 DD,5/16-18 X 1 1/2, SS	2
	056-0100	MAST MNTNG BRACKET	1
	069-381632LS	3/8-16 X 1" HEX HD BOLT,SS	4
	069-3611	UNISTRUT 3/8-16 SPRING NUT, 1 5/8 CHANNEL	4
	056-9010	UTL POLE MNTNG GAIN	1
	069-3306	5/16-18 HEX NUT SS	2
	069-3305	5/16 F/WASH METAL,SS	2
	069-3304	5/16 * SPR LW, .32 ID X .59 OD, 10-8 SS	2
	069-561832LS	5/16-18 X 1", HEX HEAD BOLT,SS	2
	067-9975F	BRKT,POLE MNTG	1
	070-2570-06	6' LOW LOSS N-M TO N-M	2
*7	069-5801	5/8" FLAT WASHER, HD GALV	16
*8	071-1809	GROUNDING WIRE 4 GA, CU, SOLID	2
*9	098-0051	PROTECTIVE GUTTER, CONTRACTOR SUPPLIED	1
*10	098-0049	GROUNDING CLAMP	1
*11	098-0050	GROUNDING WIRE SPLICE	1
*12	098-0048	GROUND ROD, 5/8" X 8'	1
*13	069-5811768-G	5/8"-11 THREADED ROD, HD GALV	8
*14	069-5800	5/8"-11 THREADED NUT, HD GALV	16
*15	098-0054	CABLE MGMT. BRACKETS, (TRAP BOX)	AS NEEDED
*16	TBD	SNAP-IN CLAMP	AS NEEDED
*17	098-0056	LMR-400 2 HOLE BOOM CLAMP	AS NEEDED
*18	084-0119	FUSION TAPE	AS NEEDED
*19	098-0057	LMR-400 4 HOLE BOOM CLAMP	AS NEEDED
		*CONTRACTOR SUPPLIED MATERIALS	



NOTES:

1. APPROXIMATE DCU CABINET WEIGHT 55#
2. ENCLOSURE RATED NEMA 3R.
3. DRAWING NOT TO SCALE
4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
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6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:	NAME	DATE		
DIMENSIONS AS SHOWN	DRAWN	SMR		05.04.12
TOLERANCES	CHECKED	DLG		05.04.12
FRACTIONAL ±	ENG. APPR.			
ANGULAR MATCH ±	WFLD APPR.			
THREE PLACE DECIMAL ±	Q.A.			
INTERPRET GEOMETRIC TOLERANCING PER:	COMMENTS			
MATERIAL	PROPRIETARY AND CONFIDENTIAL	SIZE	DWG. NO.	
FINISH	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.	B	35'-WOOD-SOL-EMP	
		NO SCALE	WEIGHT:	
			REV. D	

35' WOOD
CLASS 5 POLE
PERMIT #:

MATERIALS LIST

DESIGNER
P.C.
CHECKED
W.C.
DATE
12/18/12
JOB NO.
SHEET

5 of 5

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

Southern California Gas Company
A Sempra Energy Utility



A  Sempra Energy utility™

January 30, 2013

Cindy Jacinth
Assistant Planner
Public Services Department
City of Morro Bay
955 Shasta Avenue,
Morro Bay, CA 93442

Ms. Jacinth,

This letter is in response to today's e-mail requesting additional information regarding Southern California Gas Company's (SoCalGas) coastal development permit application submitted to the city in association with its Advanced Meter Project network.

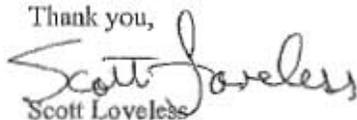
The Advanced Meter Project requires the installation of five data collector units (DCUs) in Morro Bay to ensure that sufficient network coverage is provided to all gas customers served in the area. Typically, each DCU has the capability to collect gas meter data from meters within a mile square radius. Redundancy in the network is required in case one or more DCUs become non-functional. Separately included is a city map approximating the network coverage radius for each of the DCUs.

The proposed DCU locations were determined at site surveys SoCalGas conducted with the city in June 2013. At these surveys, SoCalGas coordinated with the city in selecting optimal locations that will meet network coverage requirements while minimizing the impact to the community. While SoCalGas has an agreement with Pacific Gas and Electric Company (PG&E) allowing SoCalGas to attach its DCUs to stand-alone street light poles, unfortunately we were unable to locate any such poles within our coverage areas. While PG&E has distribution poles in these areas, SoCalGas does not have authorization under its agreement with PG&E to attach to their distribution poles, including those with street light attachments.

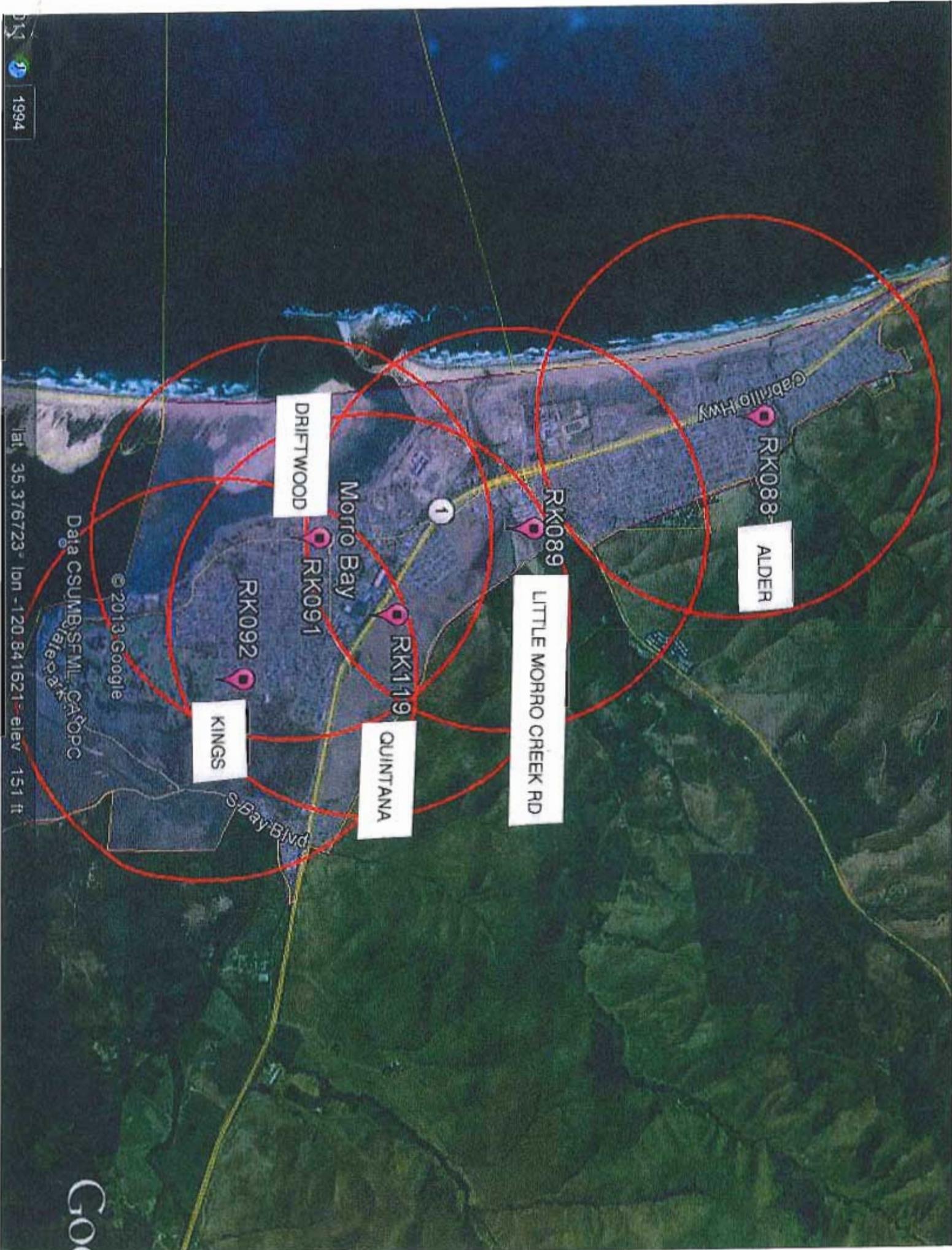
Pursuant to our application, SoCalGas proposes to install the DCUs on wood poles 29 feet in height (above ground level). While the two antennas exceed the top of the pole by approximately two feet in our standard design, SoCalGas will modify its design in Morro Bay to meet the 30' height restriction delineated in the city's wireless ordinance. Specifically, we will install the antennas one foot lower on the pole so that the top of the antennas will exceed the top of pole by one foot, rather than two feet.

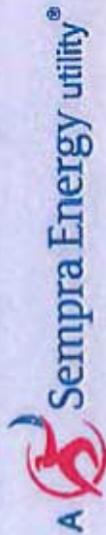
Please let me know if you have any questions or need further information.

Thank you,


Scott Loveless

Site Acquisition Project Manager
Advanced Meter Project





ADVANCEDmeter

PROJECT OVERVIEW

May 2012

What is the Advanced Meter Project?

- California Public Utilities Commission (CPUC) decision received in April 2010 authorizing \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017
- Automatically reads and securely transmits hourly gas usage information on a “next day” basis
- Provides more frequent and detailed information to help customers better control energy use and costs
- SoCalGas employees will perform installations



PHOTOS FOR DISCUSSION PURPOSES ONLY

ADVANCEDmeter

What are the Benefits?

A blue circular icon with a white lowercase letter 'i' inside, representing information.

**Get
Information**



**Save
Money**



**Help the
Environment**

How Does it Work?

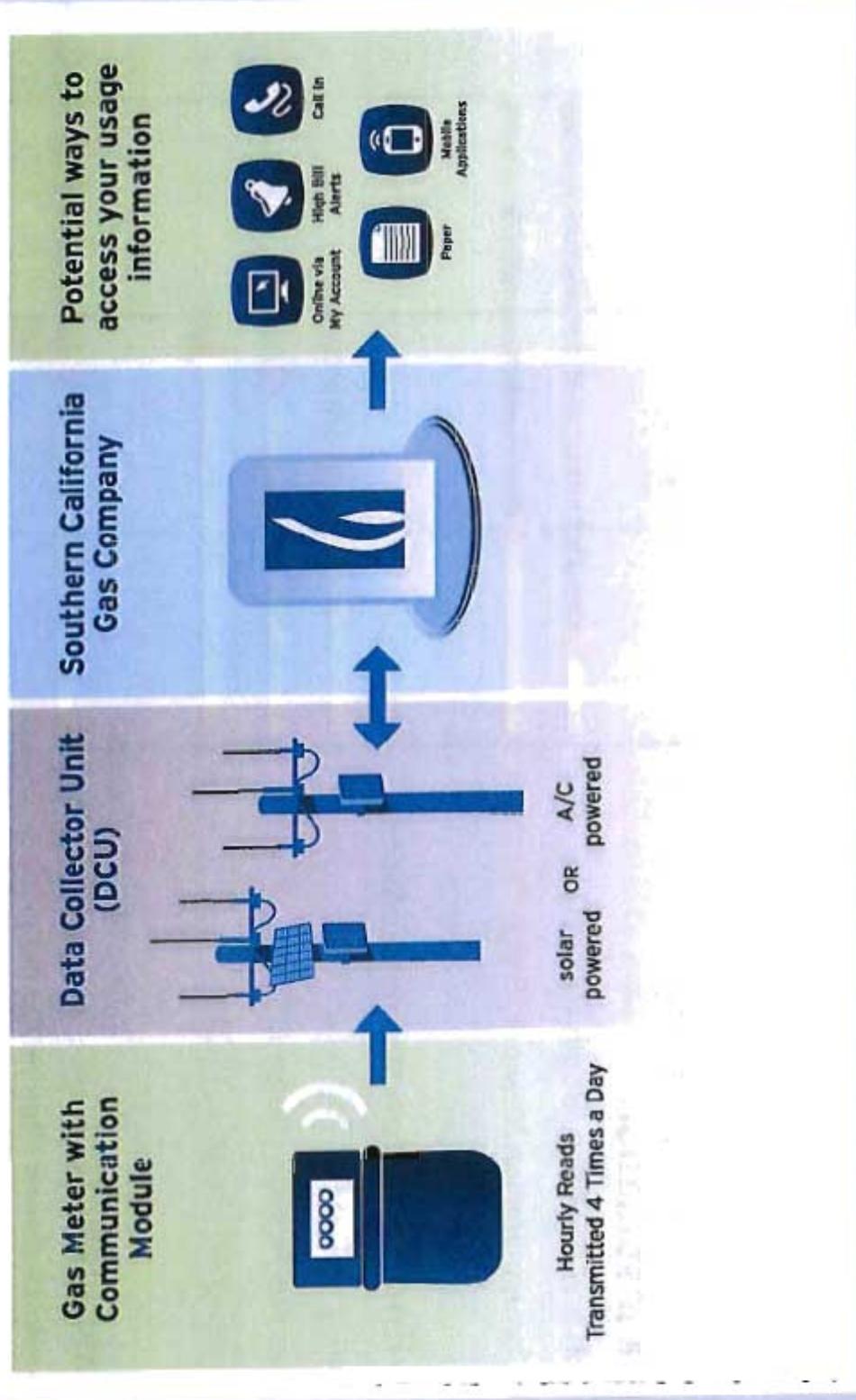
Gas usage is still recorded in the traditional way, it's a new wireless communication device that transmits the information electronically



- Does not change the functionality of the gas meter; No remote connect / disconnect capabilities
- Device is **off** most of the time
- Securely transmits 12 hours of data 4 times per day to a Data Collector Unit (total "on" time is less than 2 minutes per year)
- **Battery-powered**
- Does not communicate with other meters
- Does not communicate with appliances in the home

ADVANCEDmeter

How is the information transmitted?



High Level Timeline

- ★ Milestone
- Planning
- Implementation

Network Installation

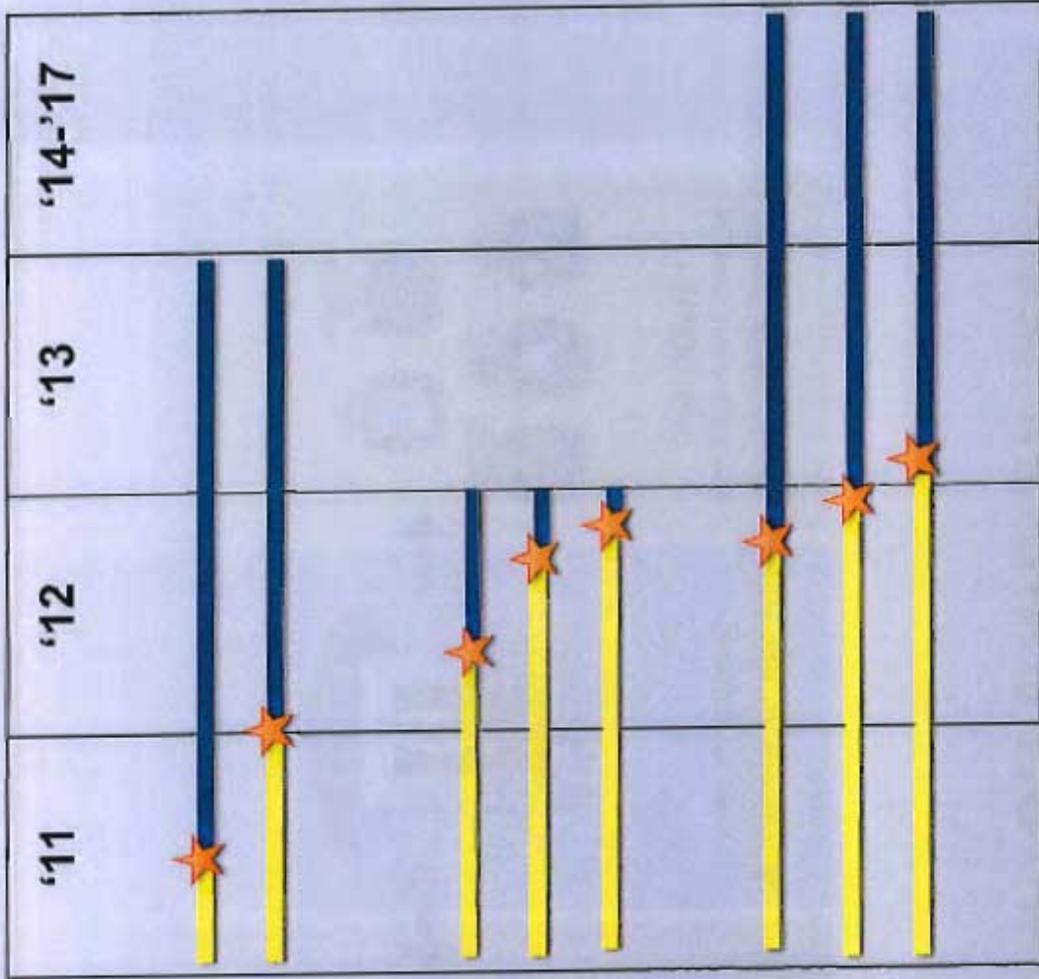
- Outreach and Briefings (Begin May '11)
- Install Communication Network (Begin Q1 '12)

End-to-End Test (Early Module Installation)

- Community Outreach (Begin Q2 '12)
- Customer Notification (Begin Q3 '12)
- Early Installation (Begin Q4 '12)

Mass Installation

- Community Outreach (Begins Q4 '13)
- Customer Notification (Begins Q1 '13)
- Mass Installation (Begins Q1 '13)



About the Communication Network – Data Collection Units (DCUs)



- Installing approximately 4,000 DCUs throughout SoCalGas' service territory beginning early 2012
- Pole mounted at 30 feet or higher
- A/C or Solar Powered
- DCU cabinet is 25" H x 15.5" W x 9" D and weighs 80 lbs
- Built-in Redundancy: advanced meters will communicate with two to three DCUs

PHOTO FOR DISCUSSION PURPOSES ONLY
Final Product Will Depend on Local Conditions

ADVANCEDmeter

Community Outreach Efforts

- **Phase 1: Communication Network Installation Outreach**

SoCalGas' local outreach efforts include notifying customers within the geographic area where DCUs will be installed

- **Phase 2: Advanced Meter Installation Outreach**

SoCalGas' will implement local community outreach and customer communication to prepare customers for advanced meter installation

Phase 2: Local Communication & Community Outreach

90 to 60 Days Prior to Installation:

Briefings with Local Elected Officials, Community Leaders, Chambers, etc.

60 to 30 Days Prior to Installation:

Local Community Involvement & Events

30 Days Prior to Installation:

Customer receives notification letter
(geographically distributed)

Installation Day:

Customer receives door hanger confirming installation has occurred

Post Installation:

Obtain feedback on installation experience

ADVANCEDmeter

Contact Information

- To learn more about the project, visit:

socialgas.com/advanced

- For questions, please contact:

- Timothy Mahoney
tmahoney@semprautilities.com
805-681-7930
- Lizette Verduzco
lverduzco@semprautilities.com
213-244-4427
- Scott Loveless
slopeless@semprautilities.com
213-244-2218



ADVANCEDmeter

Advanced Meter Radio Frequency

- Communication device is **battery-powered** and transmits a signal for **less than 2 minutes per year**
- RF energy emitted is considerably less than common, everyday-living items such as laptops, cell phones wireless routers and handheld radios
- Advanced meters will be located in the same place as the existing meter
- When transmitting, the exposure level is thousands of times lower than the general population exposure limits set by the Federal Communications Commission

Radio Frequency Emission Comparison Chart

Natural gas advanced meter 	Using a laptop computer with a wireless internet connection 	Maximum exposure level operating a microwave oven (8 inches from the door) 	Talking on a cellular phone* 
Reference level 	up to 5,000 times more 	up to 500,000 times more 	up to 1,000,000 times more 

Advanced Meter Radio Frequency Comparisons to Similar Wireless Technologies

Source	Radio Frequency Output Compared to Maximum Output from an Advanced Meter
Bluetooth Headset	Up to 400 times more
Most Electric Smart Meters	Up to 500 times more
Cordless Phones	Up to 700 times more
Baby Monitors	Up to 2,400 times more
Laptop computer with a wireless internet connection	Up to 5,000 times more
Car or plane remote controllers	Up to 7,500 times more
Maximum exposure level operating a microwave oven (8 inches from the door)	Up to 500,000 times more
Talking on a cellular phone	Up to 1,000,000 times more



AGENDA NO: B-5
MEETING DATE: February 6, 2013

Staff Report

TO: Planning Commissioners **DATE:** January 30, 2013
FROM: Cindy Jacinth, Assistant Planner
SUBJECT: Coastal Development Permit (#CP0-384) to install a 29 foot wood utility pole in the public right of way on Quintana Road (nearest situs address 781 Quintana).

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit “A”;
- B. Approve Coastal Development Permit (#CP0-384) subject to the Conditions included as Exhibit “B” and the site development plans dated January 3, 2013.

APPLICANT/AGENT: Southern California Gas Company

LEGAL DESCRIPTION: Public right of way, Lat. 35.36881 N, Long -120.84325W

PROJECT DESCRIPTION: The Applicant is seeking a coastal development permit approval to install a 29 foot wood utility pole with data collector unit (DCU) and solar panel in the public right of way on Quintana Road. The nearest situs address is 781 Quintana Road.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	C-1 & C-2, District & Service Commercial	South	C-1, District Commercial
East:	C-2, Service Commercial	West:	C-1, District Commercial

Prepared By: CJ Dept Review:

Site Characteristics	
Site Area	Public right of way
Existing Use	Public right of way, adjacent to vacant
Terrain	Public right of way is flat.
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archeological resource.
Access	Quintana

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Adjacent to Commercial
Base Zone District	Adjacent to C-1, Central Business
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Within the Coastal Commission Appeals Jurisdiction.

BACKGROUND:

Southern California Gas Company is upgrading their metering system by adding a communication device to all residential and business natural gas meters. This technology is called Advanced Meter. The advanced meter will automatically read and transmit customer gas usage information to their customer service and billing center. The device, which will be installed on existing analog meters, is battery powered and turns on for a fraction of a second a day, for less than two minutes per year. The radio frequency output is hundreds of times less than other commonly used household devices. The metering is one way communication and the Gas Company cannot turn on or off gas service with this new metering program.

In April 2010, the California Public Utilities Commission approved a budget of \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017. The Advanced Meter project would cover all residential and business consumers.

In order to ensure adequate network coverage but also minimize impact to the community, staff met with the Applicant in June 2012 to review proposed optimal locations. It was subsequently determined that five locations would be necessary to meet the goals of the Advanced Meter project. The proposed pole locations were chosen to be on new free-standing poles because attempts to co-locate on Pacific Gas & Electric street light poles were unsuccessful. Southern California Gas Company has an agreement with PG&E to attach to their stand-alone street light

poles. The agreement does not allow the Applicant to attach to distribution poles, including those with street lights attached. No viable stand-alone street light poles were available for potential co-location that would have allowed the Applicant to avoid installation of new poles. The specific pole locations were selected as the center point in a radius of where data collector units (DCU) are needed. DCU installations will be within an approximate 500 foot radius of this center point. In order to sufficiently reach all consumers, the Applicant is requesting permit approval for five locations spread throughout the City.

Project Specifics

The wood pole proposed for installation on Alder and Sequoia will be 29 feet above ground level and six feet below ground level for a total length of 35 feet. A data collector unit (DCU) will be installed at 26 feet that measures 25" H x 15.5" W x 9" D. A solar panel will be installed opposite the DCU. The solar panel serves to recharge the batteries contained within the DCU cabinet. The solar panel will be mounted at a 120 degree angle with the dimensions 31.3" L x 26.5" W x 2" D. A 4 foot wide antenna boom will be installed at 28 feet above ground level, or two feet above the DCU and solar panel. The attached plan reduction shows the overall height to be 31 feet above ground level due to the projection of the antenna. However, the Applicant has indicated that the antenna height can be lowered so as not to exceed 30 feet in overall height (see attached Exhibit D). Therefore, staff is recommending a condition be added that overall height shall not exceed 30 feet as allowed by Ordinance 17.27, Antennas and Wireless Telecommunications Facilities.

The location of the wood pole is next to an existing utility pole. This location is located within the Coastal Commission Appeals Jurisdiction.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

General Plan

The General Plan has designated this area of the city as District Commercial. The Visual Resources and Scenic Highway Element addresses the issues of overhead utility lines which serves to "(1) create a jumbled, blighted appearance for those areas in which it is most predominant; (2) interfere with, obstruct, and in some cases render unsightly views that would otherwise be spectacular." Additionally, Policy VR-6 states that the City will work toward the undergrounding of utilities where feasible.

The Applicant's proposal avoids the unsightly maze of overhead utility lines because the proposed pole is wireless and does not contribute, add to, or interfere with existing network of overhead utility lines or existing utility poles. As a wireless pole, this pole and the four others proposed within the City are all self-sufficient because the DCU to be installed at the top of the

pole is operated by the solar panel, which would be infeasible to underground.

The existing regulations do not address this type of antenna, only regulating TV satellite dishes, but in 2010, the City Council approved ordinance 17.27 Antennas and Wireless Telecommunications Facilities. Although not codified by the City due to not being approved by the California Coastal Commission, section 17.27.020, paragraph G would exempt the project from a use permit since the utility is regulated by the California Public Utilities Commission.

Zoning Ordinance

This location is within City public right of way. It is adjacent to C-1, central business district zoning, which is a district intended for commercial uses. The proposed project is located in the public right of way. This project is consistent with other utility poles and is allowed by the Franchise Agreement the City has with the Gas Company (Ordinance 12). The Franchise Agreement specifies that utility poles can be placed in the public right of way. The project conforms to the Zoning Ordinance.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on January 25, 2013 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Installation of the wood pole with DCU is considered development under the Coastal Act and therefore requires a Coastal Development permit. Staff recommends that the Planning Commission conditionally approve Coastal Development Permit (#CP0-384) to install a 29 foot above ground level wood utility pole for purposes of the Advanced Meter project.

Exhibits:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Visual Simulation Graphics/Plan Reductions

Exhibit D – Letter and Map from Applicant dated January 30, 2013

Exhibit E – Advanced Meter Project Overview

EXHIBIT A

FINDINGS

SITE: *NEAREST SITUS ADDRESS 781 QUINTANA RD.*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way on Quintana Road (nearest situs address is 781 Quintana Rd.).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained with the staff report dated January 30, 2013.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: *NEAREST SITUS ADDRESS 781 QUINTANA RD.*

PROJECT DESCRIPTION Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way on Quintana Road (nearest situs address is 781 Quintana Rd.)..

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 30, 2013, for the project depicted on plans dated January 3, 2013 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.

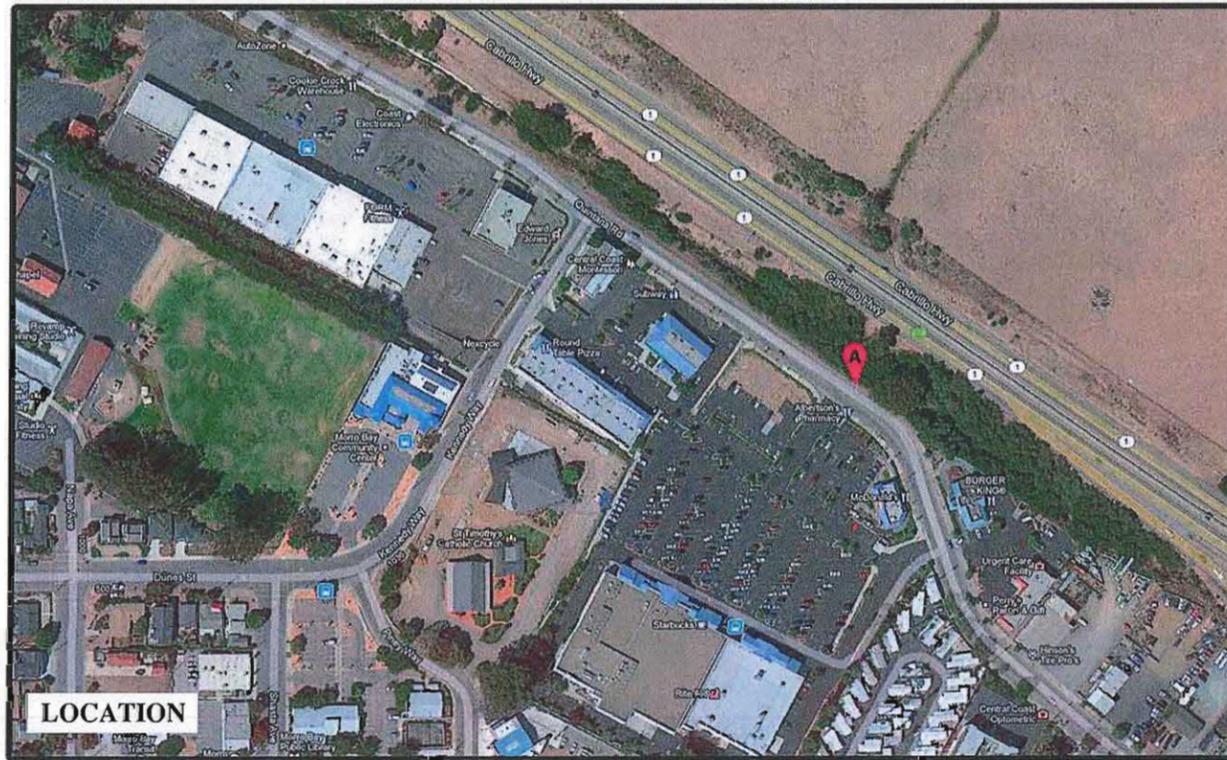
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

PLANNING CONDITIONS

1. Prior to installation of the pole, data collector unit and solar panel, a copy of the Applicant's California Public Utilities Commission permit shall be submitted to the Public Services Director for review.
2. The facility shall be constructed to allow for co-location of City of Morro Bay automatic meter reading infrastructure at no cost to the City and no objection from the Applicant.
3. The total overall height of wood pole and antenna shall not exceed 29 feet above ground level.

SITE ID:
RK119 CITY ALTERNATIVE

781 QUINTANA RD., MORRO BAY, CA 93442



VIEW NOTE:
LOOKING NORTH AT PROPOSED PROJECT

 **Synergy**
Engineering Services, Inc.
16147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

 Southern California Gas Company
 A Semptra Energy utility®

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "AQLARA" PROPRIETARY PRODUCTS.



A Sempra Energy utility®

SITE NUMBER: RK119_CITY ALTERNATIVE

SITE TYPE: (N) 29' A.G.L. WOOD POLE SOLAR POWER, EMBEDDED

CITY: MORRO BAY

COUNTY: SAN LUIS OBISPO COUNTY

JURISDICTION: CITY OF MORRO BAY

PROJECT SUMMARY:

NEAREST PROPERTY ADDRESS
781 QUINTANA RD.
MORRO BAY, CA 93442

PROPERTY OWNER CONTACT:
PUBLIC RIGHT OF WAY

LAT. 35.36981 N
LONG. -120.84325 W

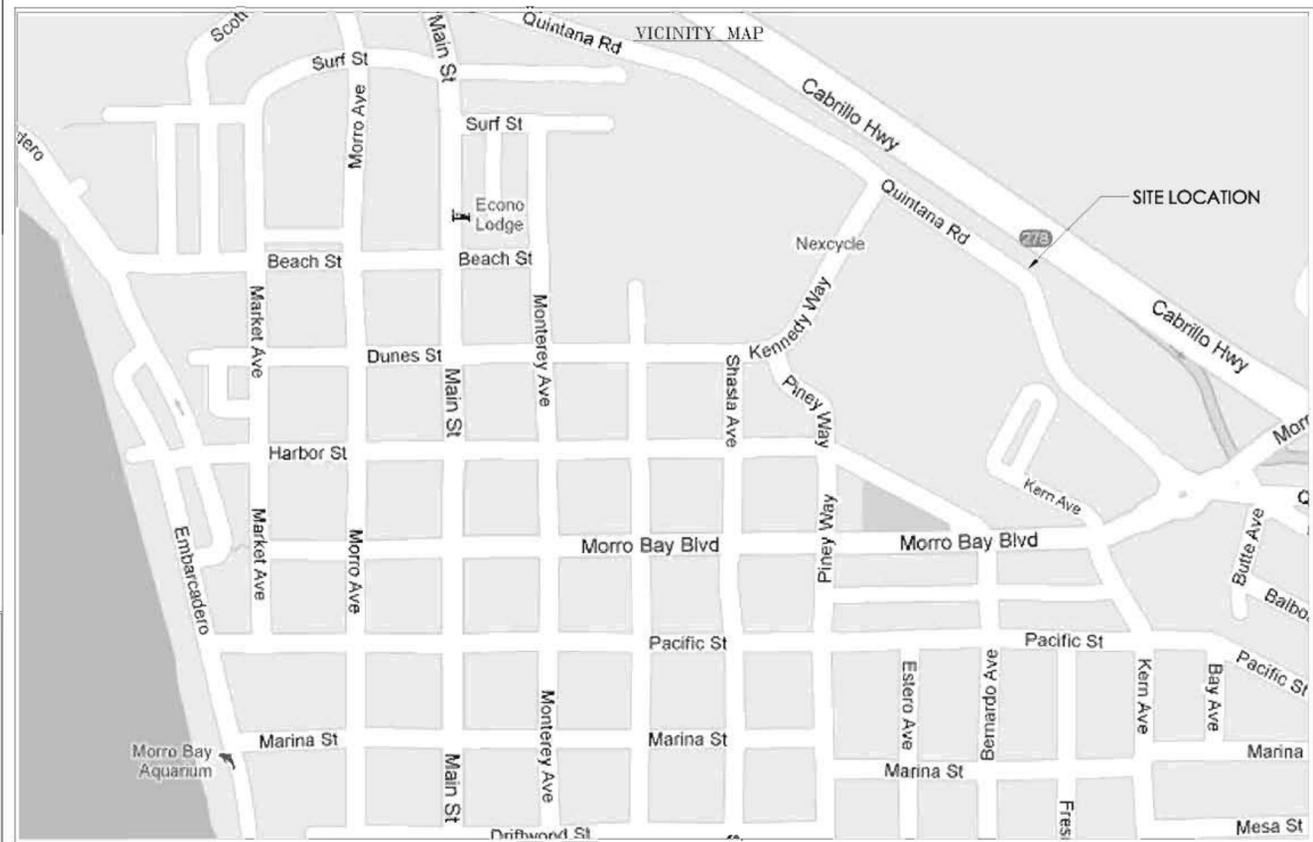
APPLICANT:
SOUTHERN CALIFORNIA GAS CO.
555 W. 5TH ST. SUITE 3RD. LOS ANGELES CA 90013
REPRESENTATIVE: SCOTT LOVELESS (213) 368-1153

PROJECT DESCRIPTION
THE PROJECT ENTAILS THE INSTALLATION OF UTILITY EQUIPMENT MOUNTED ABOVE GROUND LEVEL, A NEW 29' A.G.L. WOOD UTILITY POLE, CLASS 5.

BUILDING SUMMARY
OCCUPANCY CLASSIFICATION: UNMANNED UTILITY EQUIPMENT FACILITY
CLASSIFICATION:
BUILDING TYPE: NA

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	ELEVATIONS
4	DCU BOX DETAILS
5	MATERIALS LIST



CONSULTING TEAM:

SAC ZONING/PERMITTING:
SOUTHERN CALIFORNIA GAS CO.
TAMMY STYLES
555 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013
(213) 244-2217

CONSTRUCTION PROJECT MANAGER:
SOUTHERN CALIFORNIA GAS CO.
JUAN MALDONADO
555 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013
(213) 244-2324

CONTRACTOR:
A.M. ORTEGA
10125 CHANNEL RD.
LAKESIDE, CA 92040
(619) 390-1999

NETWORK CONSTRUCTION ENGINEER:
SOUTHERN CALIFORNIA GAS CO.
VICENTE MANLANGIT
555 W. 5TH ST. 3RD FLOOR
LOS ANGELES, CA 90013

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PUBLIC RIGHT OF WAY (CITY OF MORRO BAY)			
PRECON. ENG. / MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT. MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

PERMIT #:

REVISION HISTORY

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
2010 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/ISA-222-F LIFE SAFETY CODE NFPA-101
2010 UNIFORM PLUMBING CODE
2010 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

REVISION HISTORY

35' WOOD
CLASS 5 POLE
PERMIT #:

TITLE SHEET

DESIGNED
P.C.
CAD DRAFTING
CHECKED
W.C.
DATE
12/18/12
JOB NO.
SHEET

Synergy
Development Services, Inc.
18147 Wyanadale St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

Southern California Gas Company
A Sempra Energy utility®

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

PLACEMENT AND CONSTRUCTION DATA

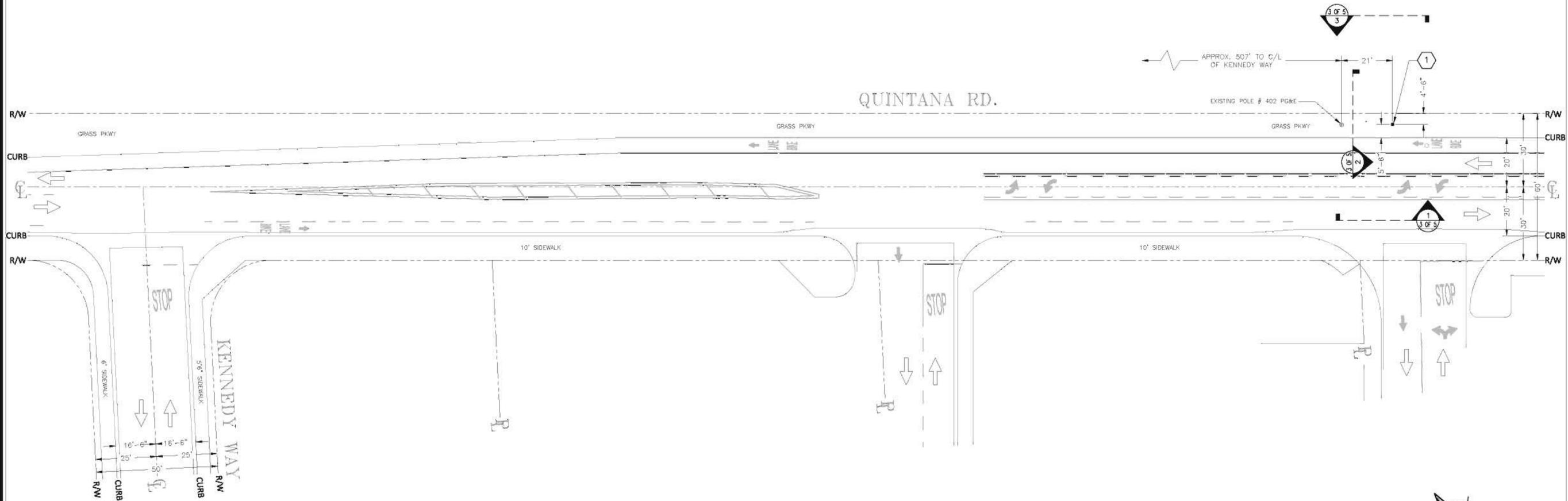
1 PL. 35' CLASS 5 WOOD POLE
SEE DETAILS SHEETS FOR EQUIPMENT.

- × GUY POLE
- ⊗ JOINT POLE
- FIRE HYDRANT
- △ CURVE DATA
- ⊕ DETAIL NUMBER
- ⊖ SHEET NUMBER
- ⊕ DETAIL NUMBER
- ⊖ CROSS SECTION
- ⊕ SHEET NUMBER

- # PLACEMENT DATA
- P PROPERTY LINE
- C CENTER LINE
- E.O.P. EDGE OF PAVEMENT.
- E.O.D. EDGE OF DIRT
- R/W RIGHT OF WAY
- CURB CURB

LEGEND

- PROPOSED TRENCH
- GAS GAS LINE
- PWR POWER LINE
- TEL TELCO LINE
- WTR WATER LINE
- CATV CABLE TV LINE
- OIL OIL LINE
- STL STREET LIGHT LINE
- SWR SEWER LINE
- STD STORM DRAIN LINE
- PROPERTY LINE
- CENTER LINE
- x - CHAIN LINK FENCE
- █ BLOCK WALL
- ▭ DRIVEWAY



CONSTRUCTION NOTE
LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.



SCALE: 1" = 20'
SCALE 1" = 20' 0 10' 20' 50'

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

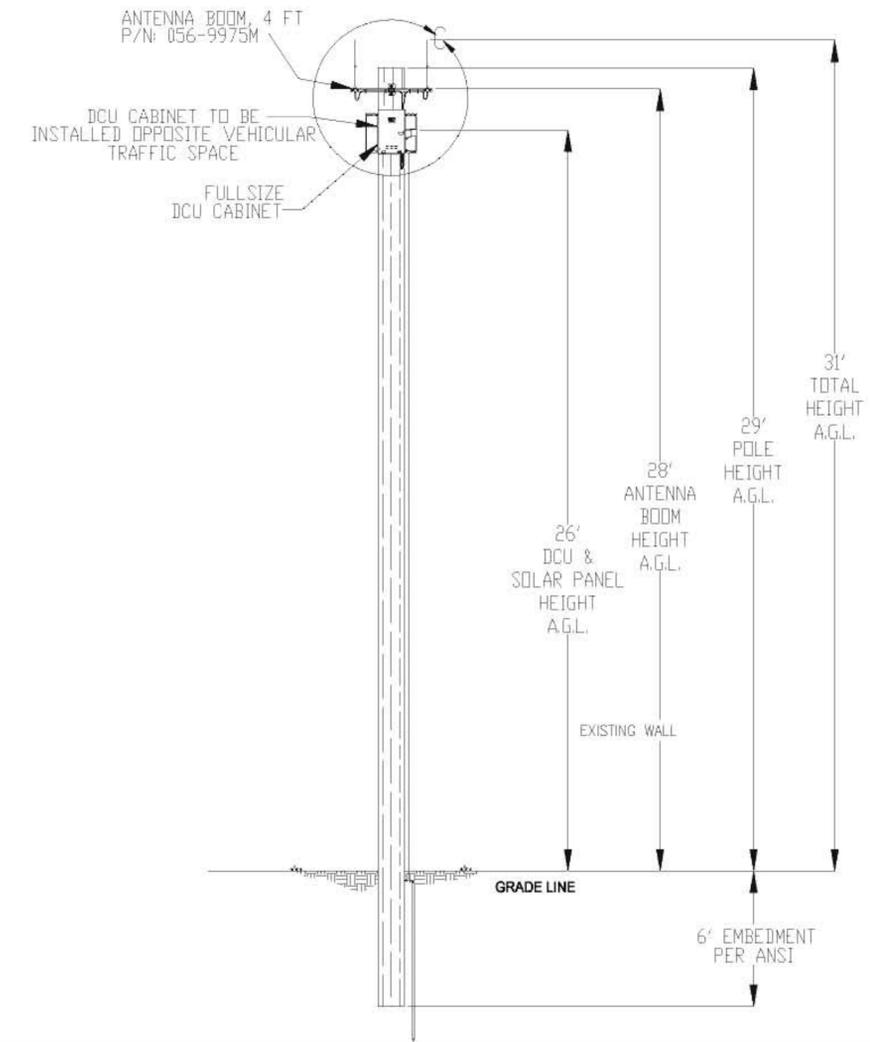
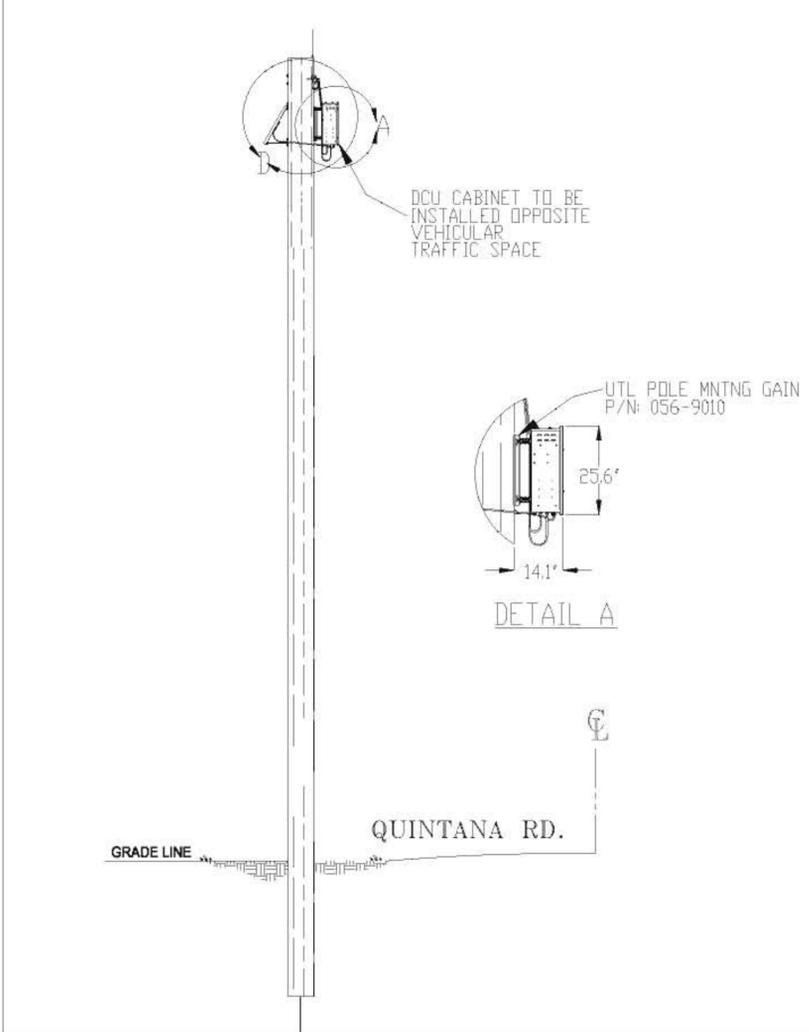
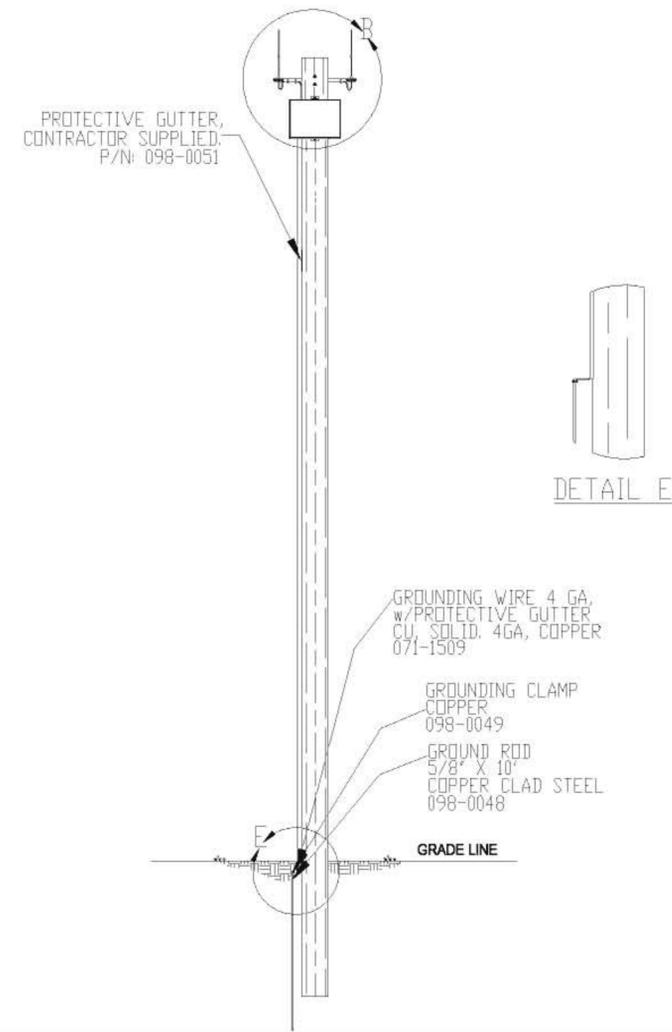
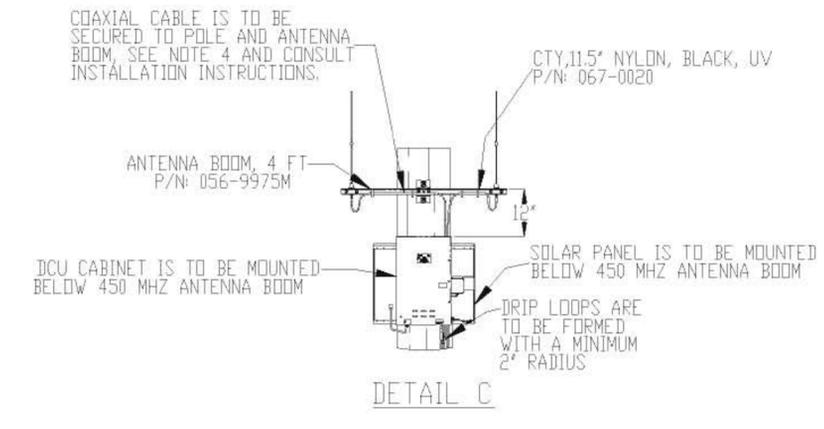
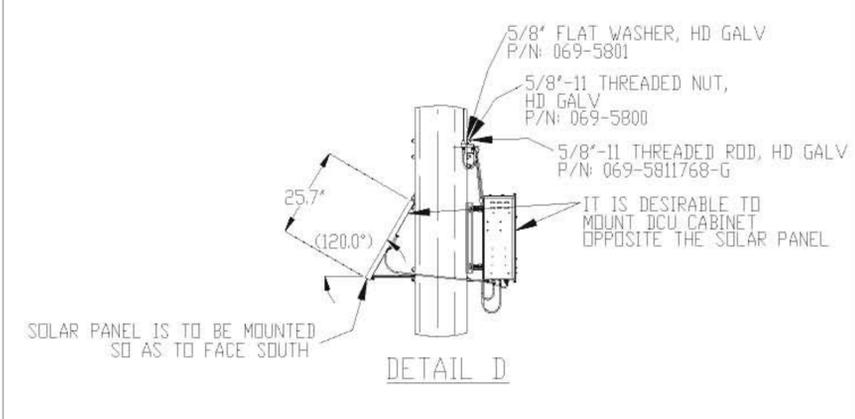
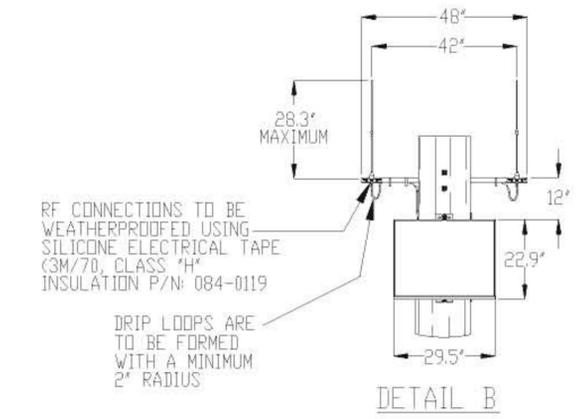
Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

SITE PLAN

DESIGNER
P.C.
DAD DRAFTING
CHECKED
W.C.
DATE
12/18/12
SCALE
JOB NO.
SHEET

2 of 5



1 SITE ELEVATION LOOKING NORTH

2 SITE ELEVATION LOOKING EAST

3 SITE ELEVATION LOOKING SOUTH

- NOTES:
1. APPROXIMATE DCU CABINET WEIGHT 55#
 2. ENCLOSURE RATED NEMA 3R.
 3. DRAWING NOT TO SCALE
 4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

UNLESS OTHERWISE SPECIFIED:				NAME		DATE	
DIMENSIONS AS SHOWN				DRAWN	SMR	05.04.12	
TOLERANCES:				CHECKED	DJG	05.04.12	
FRACTIONAL ±				ENG. APPR.			
ANGULAR: EACH ±				MFG. APPR.			
TWO PLACE DECIMAL ±							
THREE PLACE DECIMAL ±							
INTERPRET GEOMETRIC TOLERANCING PER:				GA:			
MATERIAL:				COMMENTS:			
FINISH:				PROPRIETARY AND CONFIDENTIAL			
WOOD				THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
N/A				SIZE DWG. NO. REV. D			
				35'-WOOD-SOL-EMB			
				ND SCALE WEIGHT:			

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TITLE: TYPICAL INSTALLATION, ACENDANT NODE, WOOD POLE, SOLAR

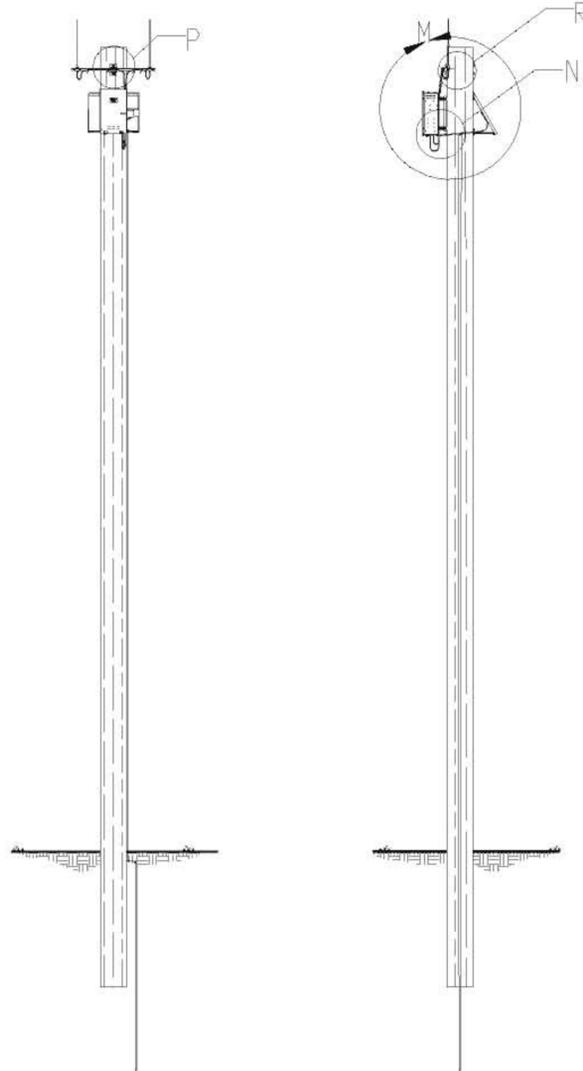
Synergy
Development Services, Inc.
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Office: (818) 846-0068 Fax: (818) 846-0708

Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

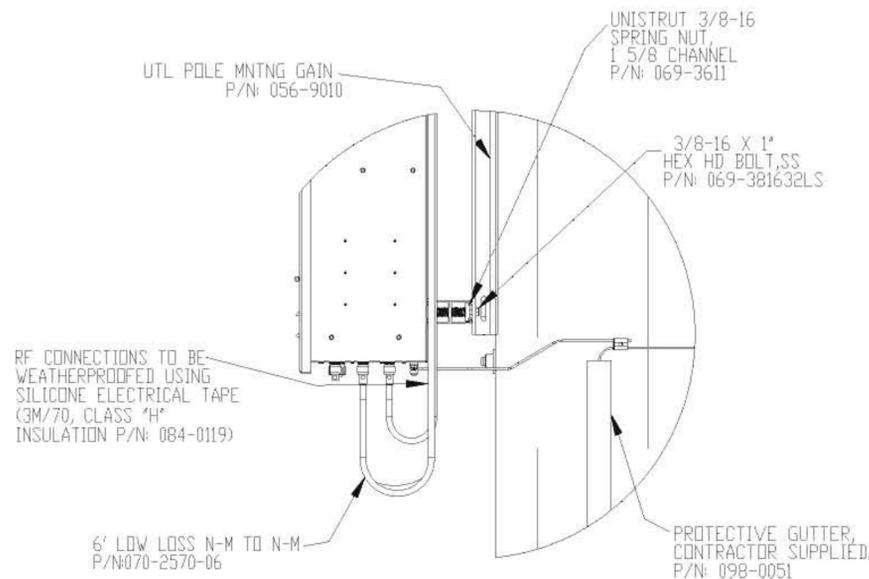
ELEVATIONS

DESIGNER: P.C.
CAD DRAFTER: W.C.
CHECKER: W.C.
DATE: 12/01/12
SCALE: AS SHOWN
JOB NO.:
SHEET: 3 of 5

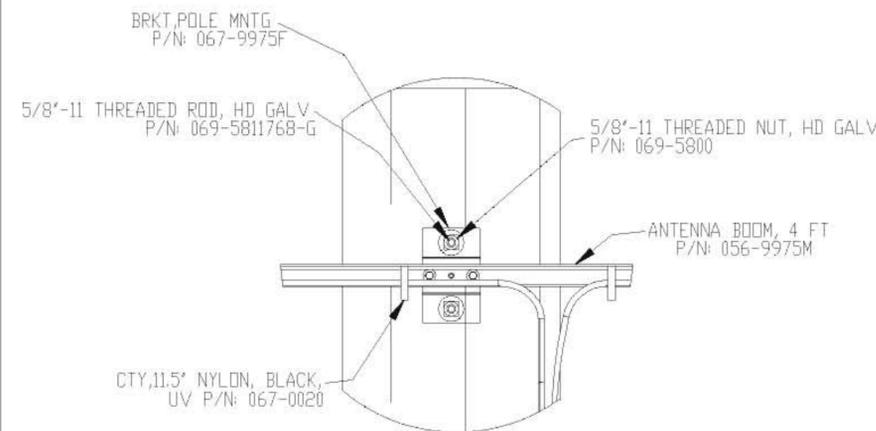


1 USED TO CREATE DETAIL VIEWS

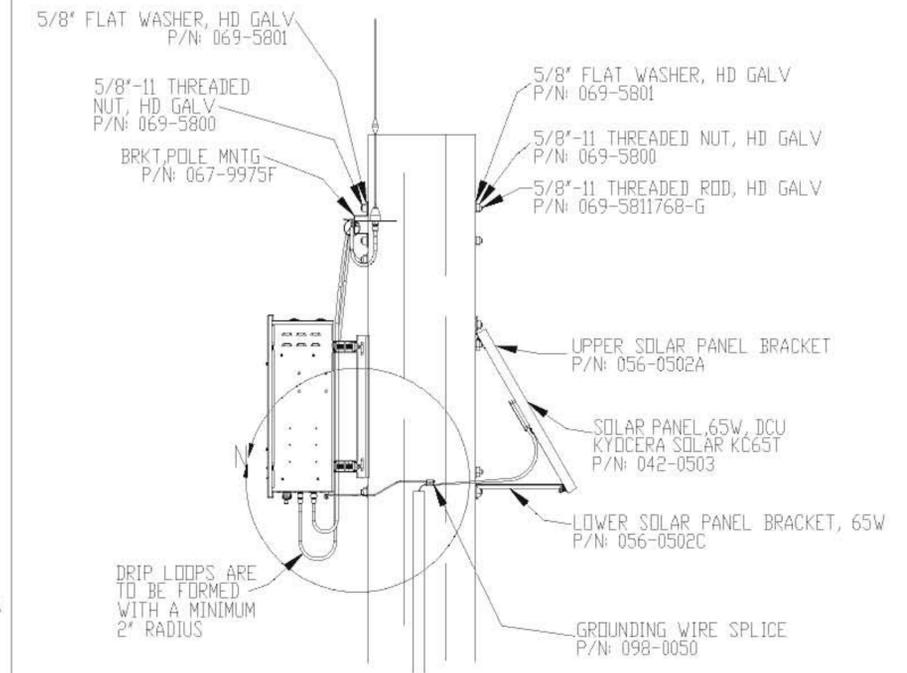
2 DETAIL N



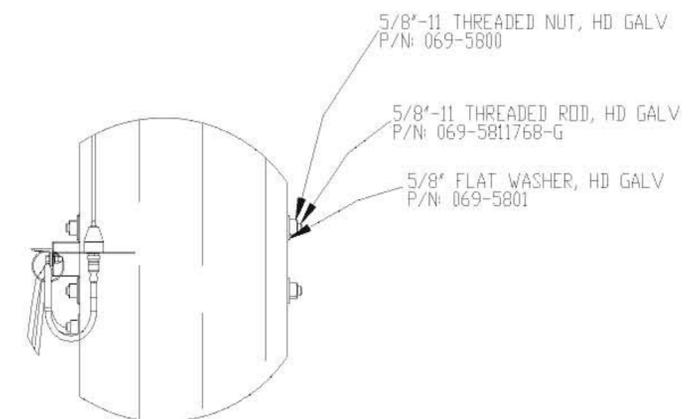
4 DETAIL P



3 DETAIL M



5 DETAIL R



- NOTES:
1. APPROXIMATE DCU CABINET WEIGHT 55#
 2. ENCLOSURE RATED NEMA 3R.
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UNLESS OTHERWISE SPECIFIED:	NAME	DATE	TITLE: TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR
DIMENSIONS AS SHOWN	DRAWN	SHR	
TOLERANCES: FRACTIONAL ± DECIMAL ± ANGULAR MATCH ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	CHECKED	DJG	
INTERPRET GEOMETRIC TOLERANCING PER:	ENG. APPR.	05/04/12	
MATERIAL: WOOD	FINISH: N/A	D.A.	COMMENTS: PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.
SIZE DWG. NO.		REV.	
B 35'-WOOD-SOL-EMB		C	
NO SCALE WEIGHT:			

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91410
Office: (818) 940-0800 Fax: (818) 940-0708

Southern California Gas Company
 Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

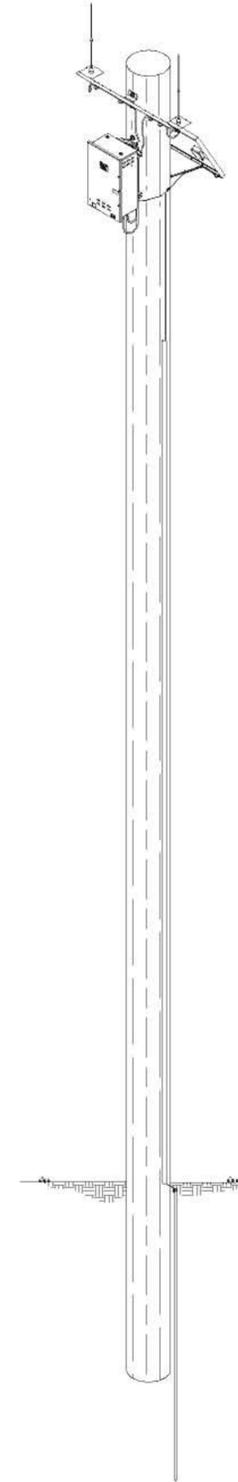
DCU BOX DETAILS

DESIGNER: P.C.
CAD DRAFTING: W.C.
DATE: 12/18/12
JOB NO.:
SHEET: 4 of 5

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

TYPICAL MATERIALS LIST			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	073-0010	455-470MHz ANT,DCUII	2
2	109-9975D	UHF ANT BASE ASSY	2
3	109-9975F65	65W SOL PANEL W/ MNTG	1
4	056-9975M	ANTENNA BOOM, 4 FT	1
5	067-0020	CTY,11.5" NYLON, BLACK, UV	4
6	109-11700-01	MTG KIT, WOOD POLE, SOLAR	1
	056-0120	CLAMP BRACKET	2
	069-0101	U-BOLT,2 DD,5/16-18 X 1 1/2, SS	2
	056-0100	MAST MNTNG BRACKET	1
	069-381632LS	3/8-16 X 1" HEX HD BOLT,SS	4
	069-3611	UNISTRUT 3/8-16 SPRING NUT, 1 5/8 CHANNEL	4
	056-9010	UTL POLE MNTNG GAIN	1
	069-3306	5/16-18 HEX NUT SS	2
	069-3305	5/16 F/WASH METAL,SS	2
	069-3304	5/16 * SPR LW, .32 ID X .59 OD, 18-8 SS	2
	069-561832LS	5/16-18 X 1", HEX HEAD BOLT,SS	2
	067-9975F	BRKT,POLE MNTG	1
	070-2570-06	6' LOW LOSS N-M TO N-M	2
*7	069-5801	5/8" FLAT WASHER, HD GALV	16
*8	071-1509	GROUNDING WIRE 4 GA, CU, SOLID	2
*9	098-0051	PROTECTIVE GUTTER, CONTRACTOR SUPPLIED	1
*10	098-0049	GROUNDING CLAMP	1
*11	098-0050	GROUNDING WIRE SPLICE	1
*12	098-0048	GROUND ROD, 5/8" X 8'	1
*13	069-5811768-G	5/8"-11 THREADED ROD, HD GALV	8
*14	069-5800	5/8"-11 THREADED NUT, HD GALV	16
*15	098-0054	CABLE MGMT. BRACKETS, (TRAP BOX)	AS NEEDED
*16	TBD	SNAP-IN CLAMP	AS NEEDED
*17	098-0056	LMR-400 2 HOLE BOOM CLAMP	AS NEEDED
*18	084-0119	FUSION TAPE	AS NEEDED
*19	098-0057	LMR-400 4 HOLE BOOM CLAMP	AS NEEDED
		*CONTRACTOR SUPPLIED MATERIALS	



NOTES:

1. APPROXIMATE DCU CABINET WEIGHT 55#
2. ENCLOSURE RATED NEMA 3R.
3. DRAWING NOT TO SCALE
4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

(C) 2011 ACLARA TECHNOLOGIES LLC. ALL RIGHTS RESERVED. PROPRIETARY AND CONFIDENTIAL.			
UNLESS OTHERWISE SPECIFIED:	NAME	DATE	
DIMENSIONS AS SHOWN	DRAWN	SMR	
TOLERANCES:	CHECKED	DJG	05.04.12
FRACTIONAL ±	ENG APPR.		
ANGULAR MACH ±	ENG APPR.		
TWO PLACE DECIMAL ±	ENG APPR.		
THREE PLACE DECIMAL ±	ENG APPR.		
INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
MATERIAL:	COMMENTS:		
WOOD	PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.		
FINISH:			
N/A			
TITLE:		TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR	
SIZE:	DWG. NO.	REV.	
B	35'-WOOD-SOL-EMB	D	
NO SCALE		WEIGHT:	

35' WOOD
CLASS 5 POLE
PERMIT #:

MATERIALS LIST

DESIGNER
P.C.
DWD DRAFTING
CHECKED
W.C.
DATE
12/18/12
SCALE
JOB NO.
SHEET

5 of 5

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

Southern California Gas Company
A Sempra Energy utility



A  Sempra Energy utility™

January 30, 2013

Cindy Jacinth
Assistant Planner
Public Services Department
City of Morro Bay
955 Shasta Avenue,
Morro Bay, CA 93442

Ms. Jacinth,

This letter is in response to today's e-mail requesting additional information regarding Southern California Gas Company's (SoCalGas) coastal development permit application submitted to the city in association with its Advanced Meter Project network.

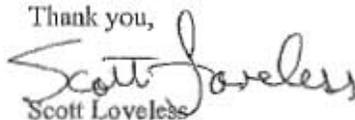
The Advanced Meter Project requires the installation of five data collector units (DCUs) in Morro Bay to ensure that sufficient network coverage is provided to all gas customers served in the area. Typically, each DCU has the capability to collect gas meter data from meters within a mile square radius. Redundancy in the network is required in case one or more DCUs become non-functional. Separately included is a city map approximating the network coverage radius for each of the DCUs.

The proposed DCU locations were determined at site surveys SoCalGas conducted with the city in June 2013. At these surveys, SoCalGas coordinated with the city in selecting optimal locations that will meet network coverage requirements while minimizing the impact to the community. While SoCalGas has an agreement with Pacific Gas and Electric Company (PG&E) allowing SoCalGas to attach its DCUs to stand-alone street light poles, unfortunately we were unable to locate any such poles within our coverage areas. While PG&E has distribution poles in these areas, SoCalGas does not have authorization under its agreement with PG&E to attach to their distribution poles, including those with street light attachments.

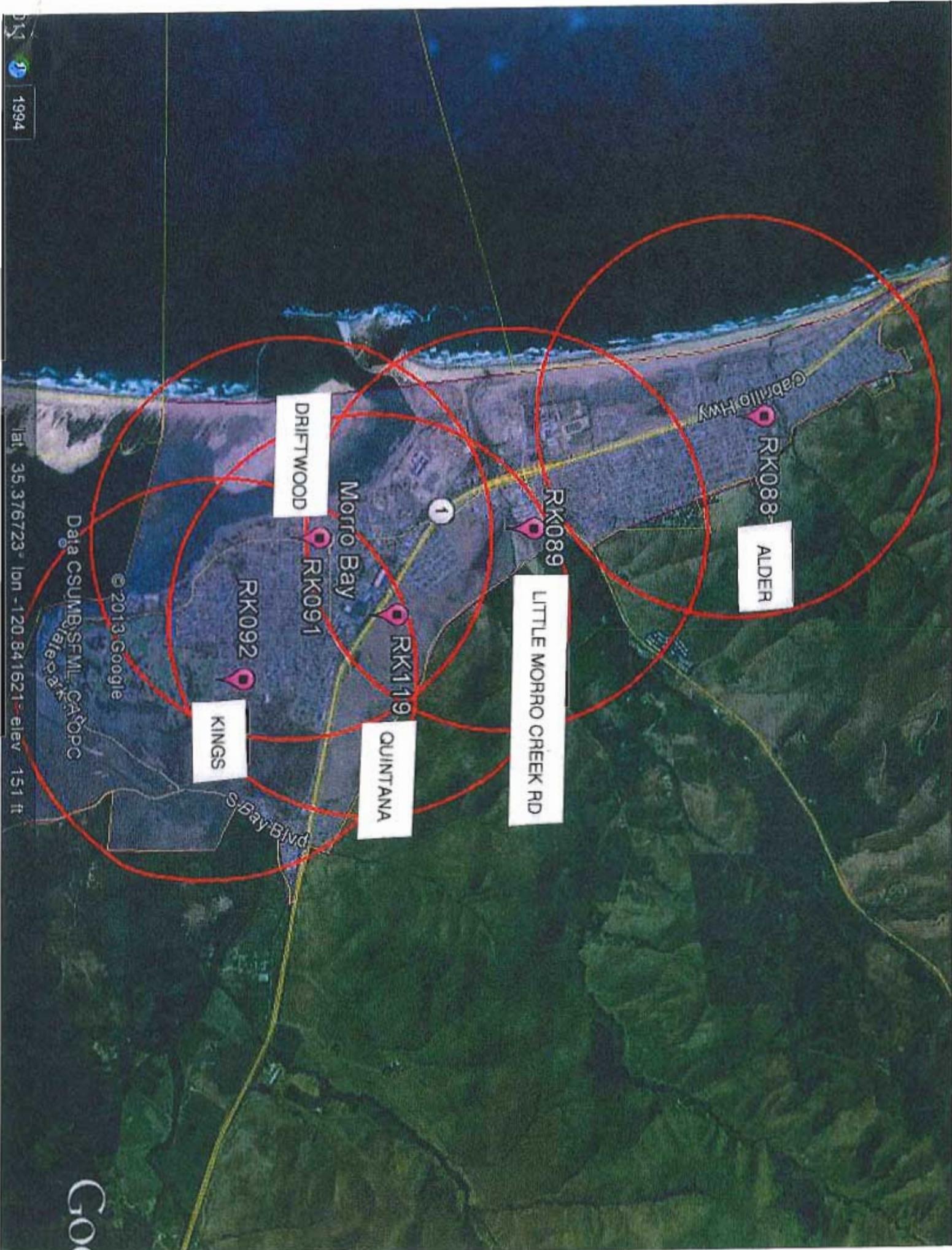
Pursuant to our application, SoCalGas proposes to install the DCUs on wood poles 29 feet in height (above ground level). While the two antennas exceed the top of the pole by approximately two feet in our standard design, SoCalGas will modify its design in Morro Bay to meet the 30' height restriction delineated in the city's wireless ordinance. Specifically, we will install the antennas one foot lower on the pole so that the top of the antennas will exceed the top of pole by one foot, rather than two feet.

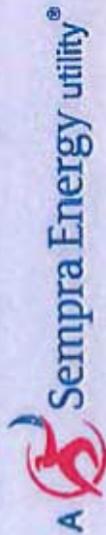
Please let me know if you have any questions or need further information.

Thank you,


Scott Loveless

Site Acquisition Project Manager
Advanced Meter Project





ADVANCEDmeter

PROJECT OVERVIEW

May 2012

What is the Advanced Meter Project?

- California Public Utilities Commission (CPUC) decision received in April 2010 authorizing \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017
- Automatically reads and securely transmits hourly gas usage information on a “next day” basis
- Provides more frequent and detailed information to help customers better control energy use and costs
- SoCalGas employees will perform installations



PHOTOS FOR DISCUSSION PURPOSES ONLY

ADVANCEDmeter

What are the Benefits?

A blue circular icon with a white lowercase letter 'i' inside, representing information.

**Get
Information**



**Save
Money**



**Help the
Environment**

How Does it Work?

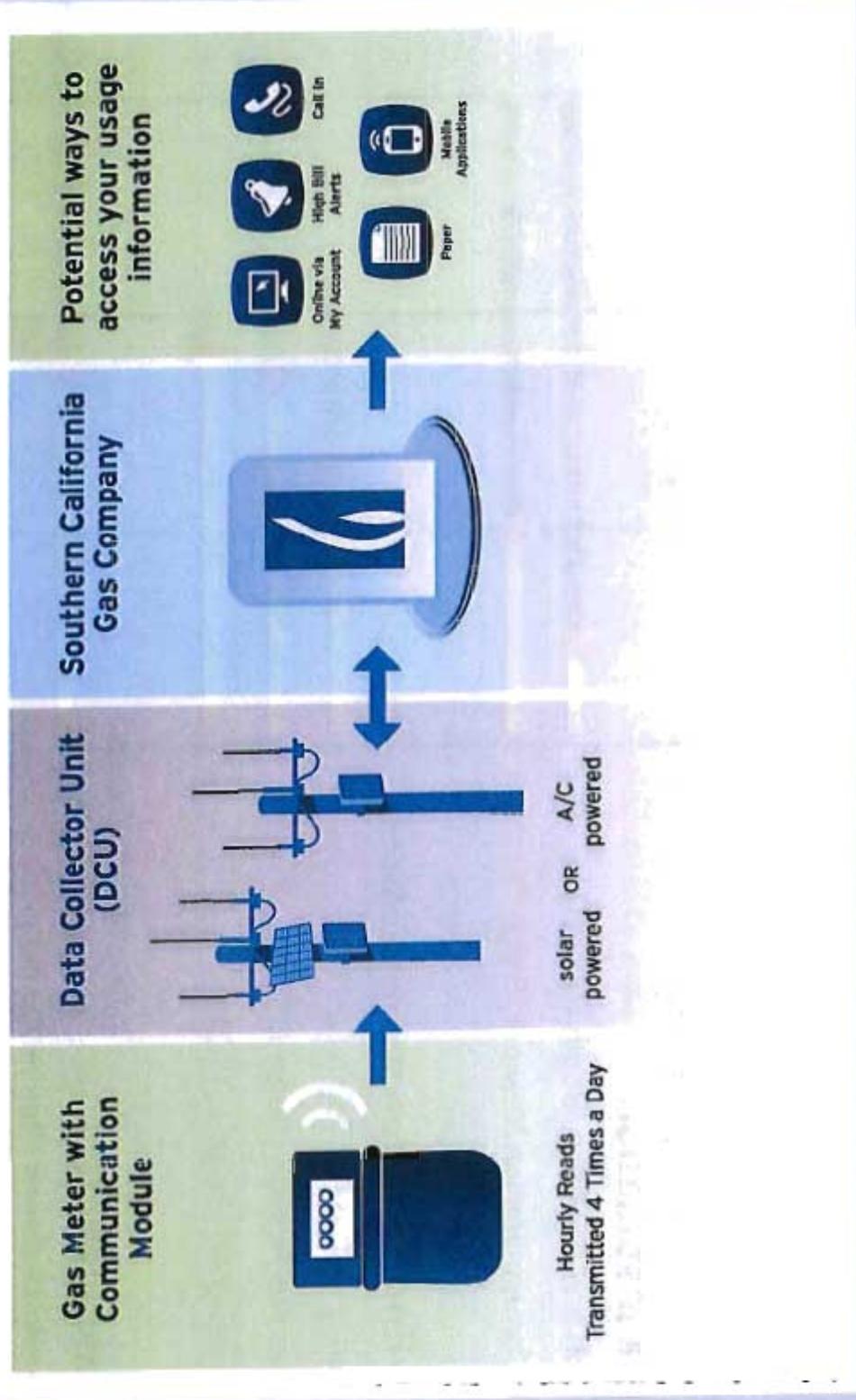
Gas usage is still recorded in the traditional way, it's a new wireless communication device that transmits the information electronically



- Does not change the functionality of the gas meter; No remote connect / disconnect capabilities
- Device is **off** most of the time
- Securely transmits 12 hours of data 4 times per day to a Data Collector Unit (total "on" time is less than 2 minutes per year)
- **Battery-powered**
- Does not communicate with other meters
- Does not communicate with appliances in the home

ADVANCEDmeter

How is the information transmitted?



High Level Timeline

- ★ Milestone
- Planning
- Implementation

Network Installation

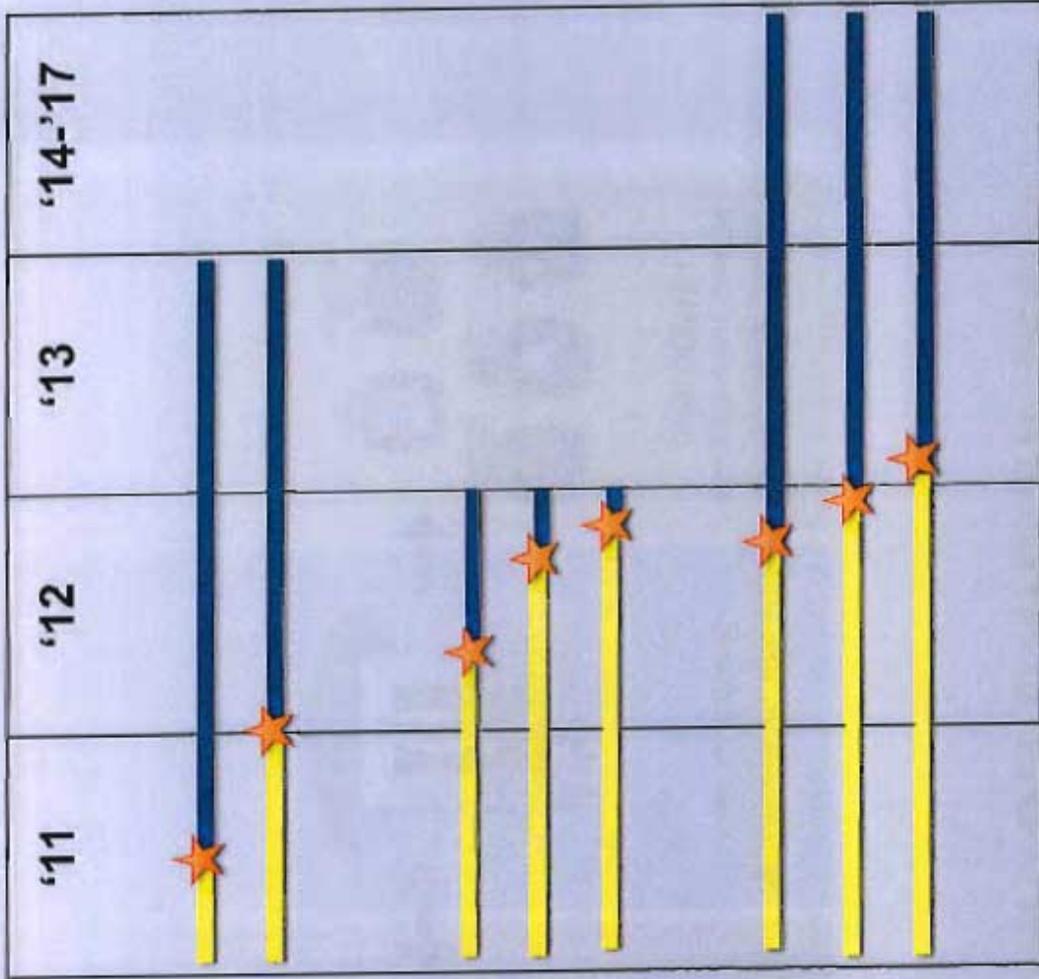
- Outreach and Briefings (Begin May '11)
- Install Communication Network (Begin Q1 '12)

End-to-End Test (Early Module Installation)

- Community Outreach (Begin Q2 '12)
- Customer Notification (Begin Q3 '12)
- Early Installation (Begin Q4 '12)

Mass Installation

- Community Outreach (Begins Q4 '13)
- Customer Notification (Begins Q1 '13)
- Mass Installation (Begins Q1 '13)



About the Communication Network – Data Collection Units (DCUs)



- Installing approximately 4,000 DCUs throughout SoCalGas' service territory beginning early 2012
- Pole mounted at 30 feet or higher
- A/C or Solar Powered
- DCU cabinet is 25" H x 15.5" W x 9" D and weighs 80 lbs
- Built-in Redundancy: advanced meters will communicate with two to three DCUs

PHOTO FOR DISCUSSION PURPOSES ONLY
Final Product Will Depend on Local Conditions

ADVANCEDmeter

Community Outreach Efforts

- **Phase 1: Communication Network Installation Outreach**

SoCalGas' local outreach efforts include notifying customers within the geographic area where DCUs will be installed

- **Phase 2: Advanced Meter Installation Outreach**

SoCalGas' will implement local community outreach and customer communication to prepare customers for advanced meter installation

Phase 2: Local Communication & Community Outreach

90 to 60 Days Prior to Installation:

Briefings with Local Elected Officials, Community Leaders, Chambers, etc.

60 to 30 Days Prior to Installation:

Local Community Involvement & Events

30 Days Prior to Installation:

Customer receives notification letter
(geographically distributed)

Installation Day:

Customer receives door hanger confirming installation has occurred

Post Installation:

Obtain feedback on installation experience

ADVANCEDmeter

Contact Information

- To learn more about the project, visit:

socialgas.com/advanced

- For questions, please contact:

- Timothy Mahoney
tmahoney@semprautilities.com
805-681-7930
- Lizette Verduzco
lverduzco@semprautilities.com
213-244-4427
- Scott Loveless
slopeless@semprautilities.com
213-244-2218



ADVANCEDmeter

Advanced Meter Radio Frequency

- Communication device is **battery-powered** and transmits a signal for **less than 2 minutes per year**
- RF energy emitted is considerably less than common, everyday-living items such as laptops, cell phones wireless routers and handheld radios
- Advanced meters will be located in the same place as the existing meter
- When transmitting, the exposure level is thousands of times lower than the general population exposure limits set by the Federal Communications Commission

Radio Frequency Emission Comparison Chart

Natural gas advanced meter 	Using a laptop computer with a wireless internet connection 	Maximum exposure level operating a microwave oven (8 inches from the door) 	Talking on a cellular phone* 
Reference level 	up to 5,000 times more 	up to 500,000 times more 	up to 1,000,000 times more 

Advanced Meter Radio Frequency Comparisons to Similar Wireless Technologies

Source	Radio Frequency Output Compared to Maximum Output from an Advanced Meter
Bluetooth Headset	Up to 400 times more
Most Electric Smart Meters	Up to 500 times more
Cordless Phones	Up to 700 times more
Baby Monitors	Up to 2,400 times more
Laptop computer with a wireless internet connection	Up to 5,000 times more
Car or plane remote controllers	Up to 7,500 times more
Maximum exposure level operating a microwave oven (8 inches from the door)	Up to 500,000 times more
Talking on a cellular phone	Up to 1,000,000 times more



AGENDA NO: B-6
MEETING DATE: February 6, 2013

Staff Report

TO: Planning Commissioners **DATE:** January 30, 2013

FROM: Cindy Jacinth, Assistant Planner

SUBJECT: Coastal Development Permit (#CP0-385) to install a 29 foot wood utility pole in the public right of way at the corner of Driftwood and Main Streets (nearest situs address 255 Driftwood).

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit “A”;
- B. Approve Coastal Development Permit (#CP0-385) subject to the Conditions included as Exhibit “B” and the site development plans dated January 3, 2013.

APPLICANT/AGENT: Southern California Gas Company

LEGAL DESCRIPTION: Public right of way, Lat. 35.3632 N, Long -120.85013W,

PROJECT DESCRIPTION: The Applicant is seeking a coastal development permit approval to install a 29 foot wood utility pole with data collector unit (DCU) and solar panel in the public right of way at the northwest corner of the intersection of Driftwood and Main Streets. The nearest situs address is 255 Driftwood Street.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	C-1/R-4/S.4, District Commercial, High Density Res., Mixed Use Area A	South	R-4/S.4, High Density Residential, Mixed Use Area D
East:	C-1/R-4, District Commercial, High Density Residential, Mixed Use Area A	West:	R-2/PD/S.4, Moderate Density Residential, Mixed Use Area A

Prepared By: CJ Dept Review: _____

Site Characteristics	
Site Area	Public right of way
Existing Use	Public right of way, adjacent to vacant
Terrain	Public right of way is flat.
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archeological resource.
Access	Driftwood and Main Streets

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Adjacent to Commercial
Base Zone District	Adjacent to C-1, Central Business
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Not within the original or appeals jurisdiction.

BACKGROUND:

Southern California Gas Company is upgrading their metering system by adding a communication device to all residential and business natural gas meters. This technology is called Advanced Meter. The advanced meter will automatically read and transmit customer gas usage information to their customer service and billing center. The device, which will be installed on existing analog meters, is battery powered and turns on for a fraction of a second a day, for less than two minutes per year. The radio frequency output is hundreds of times less than other commonly used household devices. The metering is one way communication and the Gas Company cannot turn on or off gas service with this new metering program.

In April 2010, the California Public Utilities Commission approved a budget of \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017. The Advanced Meter project would cover all residential and business consumers.

In order to ensure adequate network coverage but also minimize impact to the community, staff met with the Applicant in June 2012 to review proposed optimal locations. It was subsequently determined that five locations would be necessary to meet the goals of the Advanced Meter project. The proposed pole locations were chosen to be on new free-standing poles because attempts to co-locate on Pacific Gas & Electric street light poles were unsuccessful. Southern

California Gas Company has an agreement with PG&E to attach to their stand-alone street light poles. The agreement does not allow the Applicant to attach to distribution poles, including those with street lights attached. No viable stand-alone street light poles were available for potential co-location that would have allowed the Applicant to avoid installation of new poles. The specific pole locations were selected as the center point in a radius of where data collector units (DCU) are needed. DCU installations will be within an approximate 500 foot radius of this center point. In order to sufficiently reach all consumers, the Applicant is requesting permit approval for five locations spread throughout the City.

Project Specifics

The wood pole proposed for installation on Alder and Sequoia will be 29 feet above ground level and six feet below ground level for a total length of 35 feet. A data collector unit (DCU) will be installed at 26 feet that measures 25" H x 15.5" W x 9" D. A solar panel will be installed opposite the DCU. The solar panel serves to recharge the batteries contained within the DCU cabinet. The solar panel will be mounted at a 120 degree angle with the dimensions 31.3" L x 26.5" W x 2" D. A 4 foot wide antenna boom will be installed at 28 feet above ground level, or two feet above the DCU and solar panel. The attached plan reduction shows the overall height to be 31 feet above ground level due to the projection of the antenna. However, the Applicant has indicated that the antenna height can be lowered so as not to exceed 30 feet in overall height (see attached Exhibit D). Therefore, staff is recommending a condition be added that overall height shall not exceed 30 feet as allowed by Ordinance 17.27, Antennas and Wireless Telecommunications Facilities.

The location of the proposed wood pole is at the northwest corner of the intersection of Driftwood and Main Street. There are no existing utility poles at this intersection. This location is not within the Coastal Commission Appeals Jurisdiction.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

General Plan

The General Plan has designated this area of the city as Mixed Use Area A which is primarily intended for visitor-serving recreational/commercial. The Visual Resources and Scenic Highway Element addresses the issues of overhead utility lines which serves to "(1) create a jumbled, blighted appearance for those areas in which it is most predominant; (2) interfere with, obstruct, and in some cases render unsightly views that would otherwise be spectacular." Additionally, Policy VR-6 states that the City will work toward the undergrounding of utilities where feasible.

The Applicant's proposal avoids the unsightly maze of overhead utility lines because the proposed pole is wireless and does not contribute, add to, or interfere with existing network of

overhead utility lines or existing utility poles. As a wireless pole, this pole and the four others proposed within the City are all self-sufficient because the DCU to be installed at the top of the pole is operated by the solar panel, which would be infeasible to underground.

The existing regulations do not address this type of antenna, only regulating TV satellite dishes, but in 2010, the City Council approved ordinance 17.27 Antennas and Wireless Telecommunications Facilities. Although not codified by the City due to not being approved by the California Coastal Commission, section 17.27.020, paragraph G would exempt the project from a use permit since the utility is regulated by the California Public Utilities Commission.

Zoning Ordinance

This location is within City public right of way. It is adjacent to C-1/R.4/S.4 zoning, which is a district intended for mixed commercial/residential uses, though primarily visitor-serving. The proposed project is located in the public right of way. This project is consistent with other utility poles and is allowed by the Franchise Agreement the City has with the Gas Company (Ordinance 12). The Franchise Agreement specifies that utility poles can be placed in the public right of way. The project conforms to the Zoning Ordinance.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on January 25, 2013 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Installation of the wood pole with DCU is considered development under the Coastal Act and therefore requires a Coastal Development permit. Staff recommends that the Planning Commission conditionally approve Coastal Development Permit (#CP0-385) to install a 29 foot above ground level wood utility pole for purposes of the Advanced Meter project.

Exhibits:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Visual Simulation Graphics/Plan Reductions

Exhibit D – Letter and Map from Applicant dated January 30, 2013

Exhibit E – Advanced Meter Project Overview

EXHIBIT A

FINDINGS

SITE: *NEAREST SITUS ADDRESS 255 DRIFTWOOD STREET.*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way at the northwest corner of the intersection of Driftwood and Main Streets. The nearest situs address is 255 Driftwood Street.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained with the staff report dated January 30, 2013.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: *NEAREST SITUS ADDRESS 255 DRIFTWOOD STREET.*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way at the northwest corner of the intersection of Driftwood and Main Streets. The nearest situs address is 255 Driftwood Street.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 30, 2013, for the project depicted on plans dated January 3, 2013 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan

for the City of Morro Bay.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

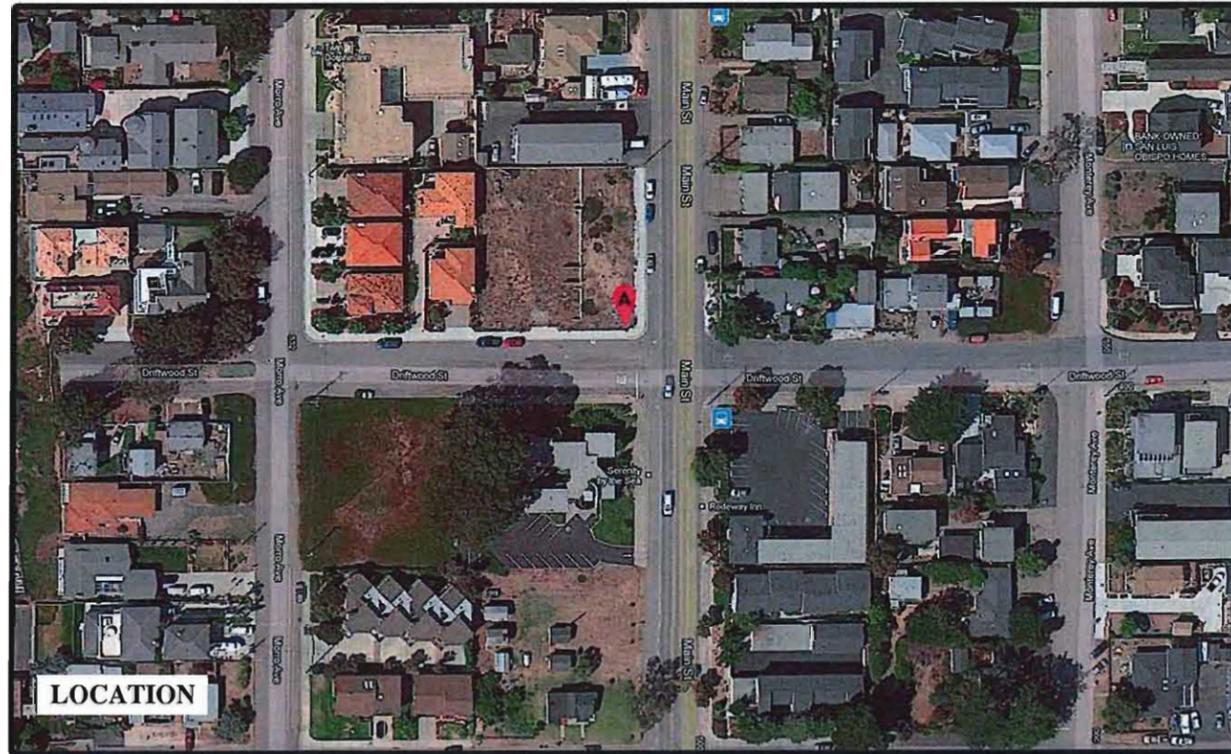
PLANNING CONDITIONS

1. Prior to installation of the pole, data collector unit and solar panel, a copy of the Applicant's California Public Utilities Commission permit shall be submitted to the Public Services Director for review.
2. The facility shall be constructed to allow for co-location of City of Morro Bay automatic meter reading infrastructure at no cost to the City and no objection from the Applicant.
3. The total overall height of wood pole and antenna shall not exceed 30 feet above ground level.

SITE ID:

RK091_CITY ALTERNATIVE

255 DRIFTWOOD ST., MORRO BAY, CA 93442



**VIEW NOTE:
LOOKING NORTH AT PROPOSED PROJECT**

 **Synergy**
Engineering Services, Inc.
16147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

 Southern
California
Gas Company

A  Sempra Energy utility®

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "AQLARA" PROPRIETARY PRODUCTS.



A Sempra Energy utility®

SITE NUMBER: RK091_CITY ALTERNATIVE
 SITE TYPE: (N) 29' A.G.L. WOOD POLE SOLAR POWER, EMBEDDED

CITY: MORRO BAY
 COUNTY: SAN LUIS OBISPO COUNTY
 JURISDICTION: CITY OF MORRO BAY

PROJECT SUMMARY:

NEAREST PROPERTY ADDRESS
 255 DRIFTWOOD ST.
 MORRO BAY, CA 93442

PROPERTY OWNER CONTACT:
 PUBLIC RIGHT OF WAY

LAT. 35.3632 N
 LONG. -120.66019 W

APPLICANT:

SOUTHERN CALIFORNIA GAS CO.
 555 W. 5TH ST. SUITE 3RD., LOS ANGELES CA 90013
 REPRESENTATIVE: SCOTT LOVELESS (213) 399-1153

PROJECT DESCRIPTION

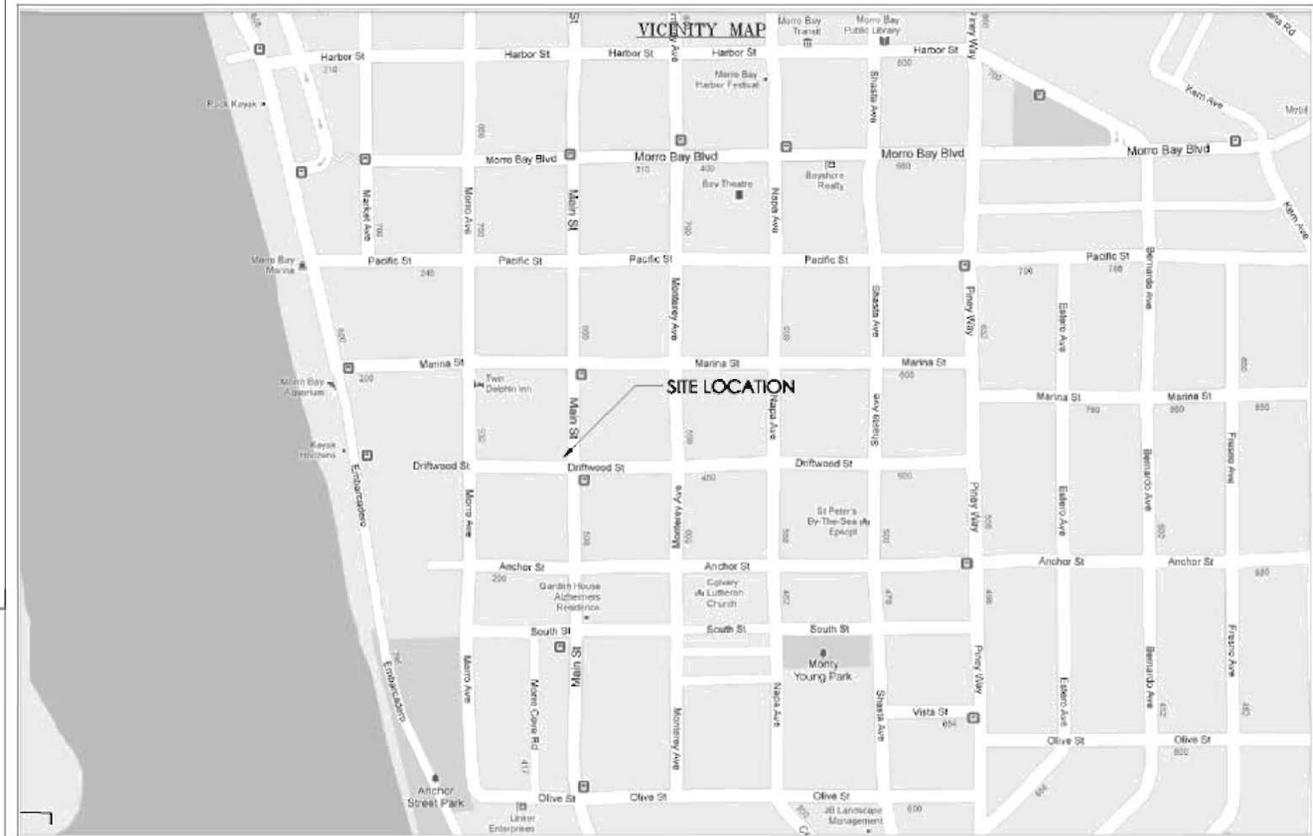
THE PROJECT ENTAILS THE INSTALLATION OF UTILITY EQUIPMENT MOUNTED ABOVE GROUND LEVEL, A NEW 29' A.G.L. WOOD UTILITY POLE, CLASS 5.

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED UTILITY EQUIPMENT FACILITY
 CLASSIFICATION:
 BUILDING TYPE: N/A

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	ELEVATIONS
4	DCU BOX DETAILS
5	MATERIALS LIST



CONSULTING TEAM:

SACZONING/PERMITTING:

SOUTHERN CALIFORNIA GAS CO.
 TAMMY STYLES
 555 W. 5TH ST. 3RD FLOOR
 LOS ANGELES, CA 90013
 (213) 244-2217

CONSTRUCTION PROJECT MANAGER

SOUTHERN CALIFORNIA GAS CO.
 JUAN MALDONADO
 555 W. 5TH ST. 3RD FLOOR
 LOS ANGELES, CA 90013
 (213) 244-2324

CONTRACTOR

A.M. ORTEGA
 16125 CHANNEL RD.
 LAKESIDE, CA 92040
 (619) 290-1968

NETWORK CONSTRUCTION ENGINEER

SOUTHERN CALIFORNIA GAS CO.
 VICENTE MANLANGIT
 555 W. 5TH ST. 3RD FLOOR
 LOS ANGELES, CA 90013

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	PUBLIC RIGHT OF WAY (CITY OF MORRO BAY)		
PERSON, ENG. / MGR			
DEVELOP. MGR			
CONSTR. MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

PERMIT #:

REVISION HISTORY

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
 2010 CALIFORNIA BUILDING CODE
 UNIFORM MECHANICAL CODE
 ANSII/ISA-22.5 LIFE SAFETY CODE NFPA-101
 2010 UNIFORM PLUMBING CODE
 2010 NATIONAL ELECTRIC CODE
 LOCAL BUILDING CODE
 CITY/COUNTY ORDINANCES

REVISION HISTORY

35' WOOD
 CLASS 5 POLE
 PERMIT #:

TITLE SHEET

DESIGNER
 P.C.
 CAD DRAWING
 CHECKED
 W.C.
 DATE
 12/18/12
 JOB NO.
 SHEET



35' WOOD
 CLASS 5 POLE
 PERMIT #:

TITLE SHEET

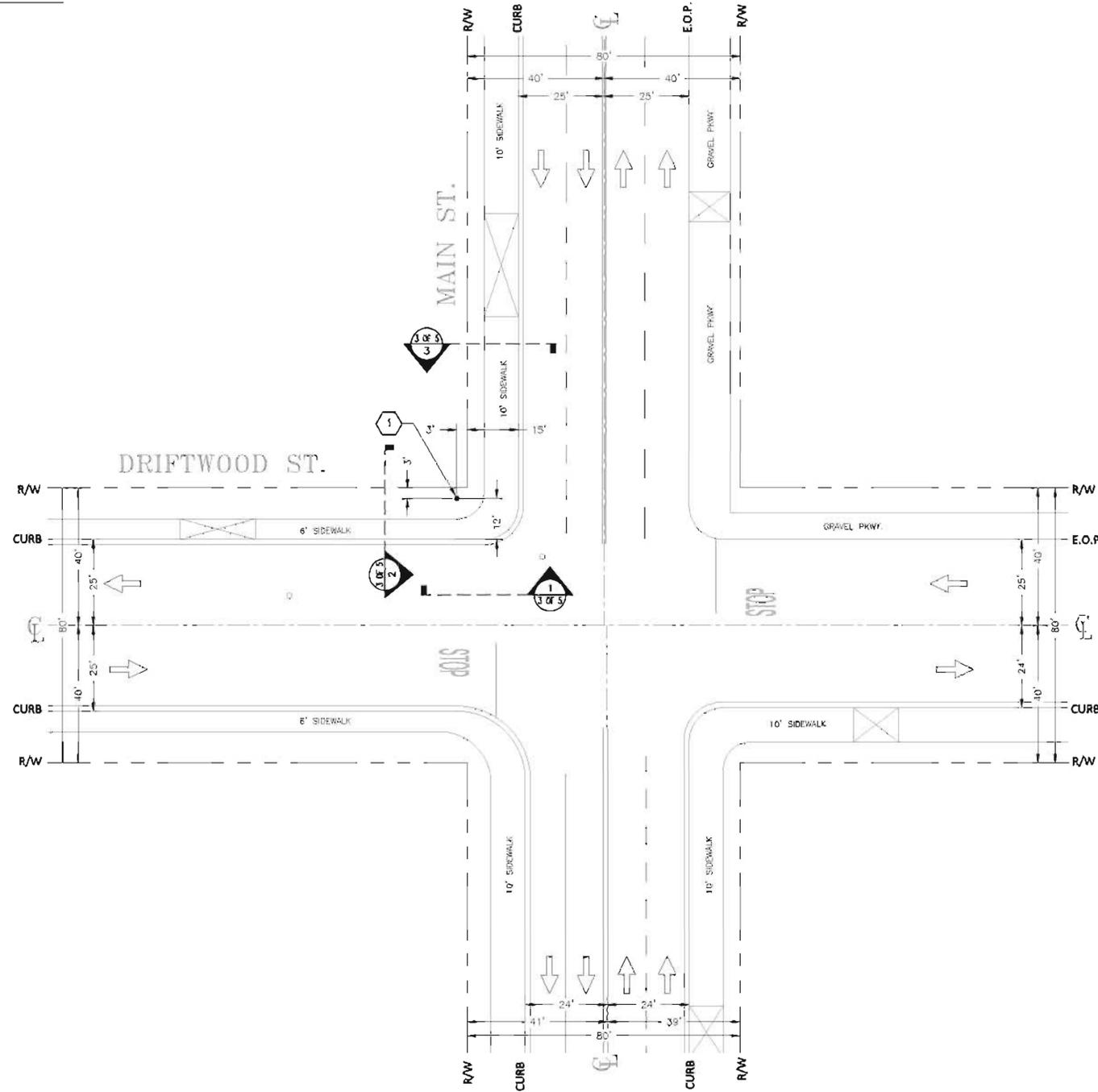
DESIGNER
 P.C.
 CAD DRAWING
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 JOB NO.
 SHEET

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA TECHNOLOGIES LLC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA TECHNOLOGIES LLC, IS PROHIBITED.

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

PLACEMENT AND CONSTRUCTION DATA

1 PL. 35' CLASS 5 WOOD POLE.
SEE DETAILS SHEETS FOR EQUIPMENT.



LEGEND

- PROPOSED TRENCH
- GAS LINE
- POWER LINE
- TELCO LINE
- WATER LINE
- CABLE TV LINE
- OIL LINE
- STREET LIGHT LINE
- SEWER LINE
- STORM DRAIN LINE
- PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- BLOCK WALL
- DRIVEWAY

- GUY POLE
- JOINT POLE
- FIRE HYDRANT
- CURVE DATA
- DETAIL NUMBER
- SHEET NUMBER
- DETAIL NUMBER CROSS SECTION SHEET NUMBER
- PLACEMENT DATA
- PROPERTY LINE
- CENTER LINE
- E.O.P. EDGE OF PAVEMENT.
- E.O.D. EDGE OF DIRT
- R/W RIGHT OF WAY
- CURB CURB

CONSTRUCTION NOTE

LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.

DIGALERT



811

CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT BY SOUTHERN CALIFORNIA

TICKET # _____



SCALE: 1" = 20'

SCALE 1" = 20' 0 10' 20' 50'

Synergy
Development Services, Inc.
18177 Myrandale St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

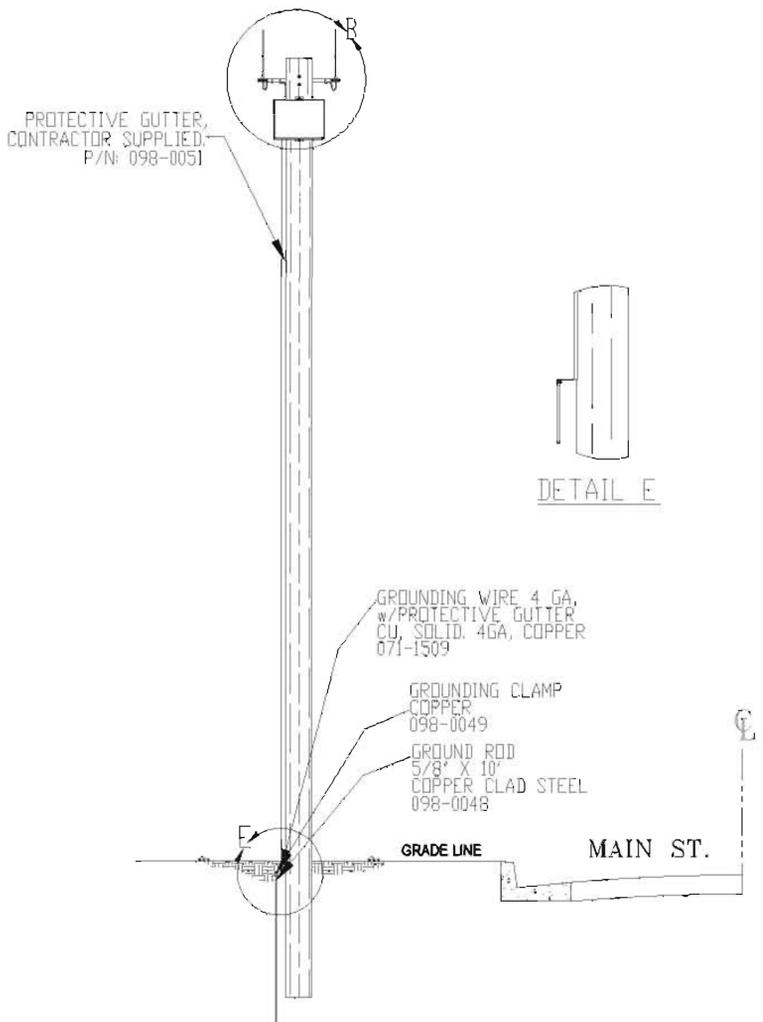
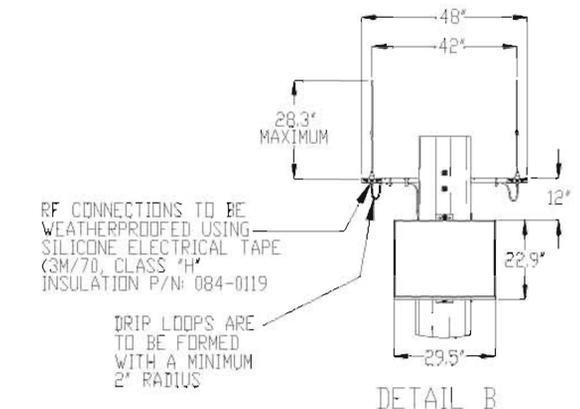
Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

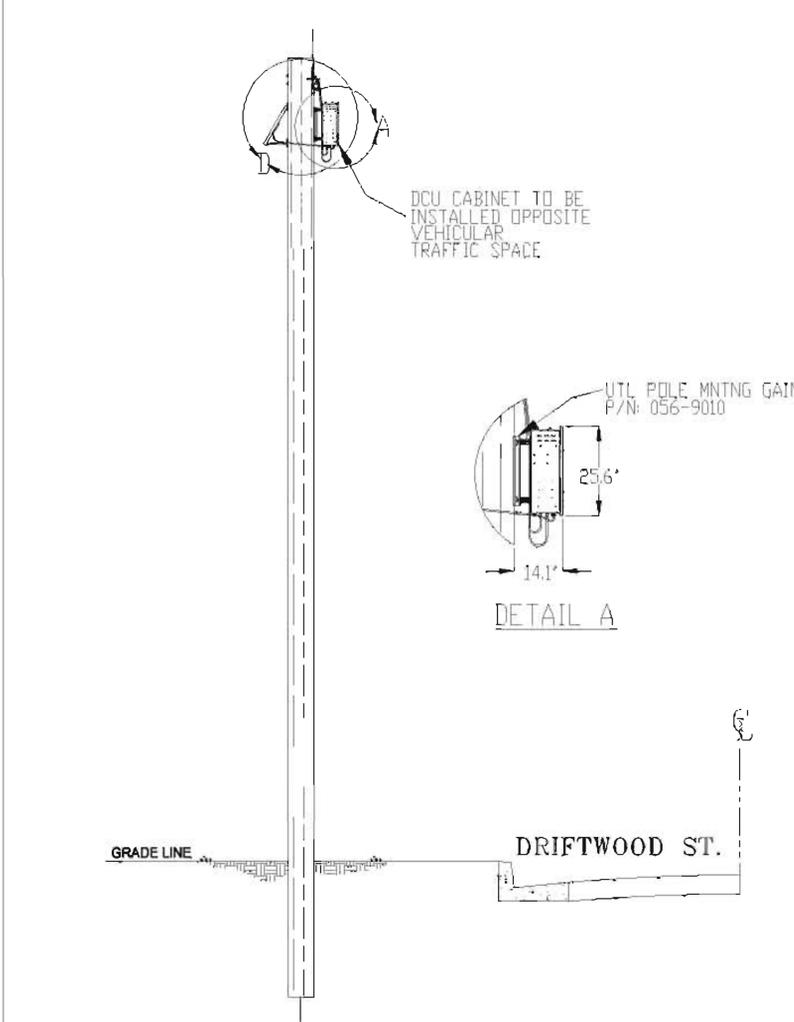
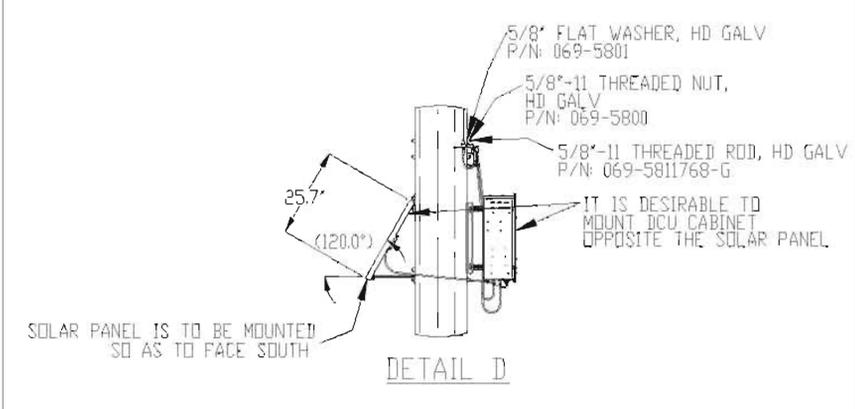
SITE PLAN

DESIGNED
P.C.
CHECKED
W.C.
DATE
12/18/12
SCALE
JOB NO.
SHEET

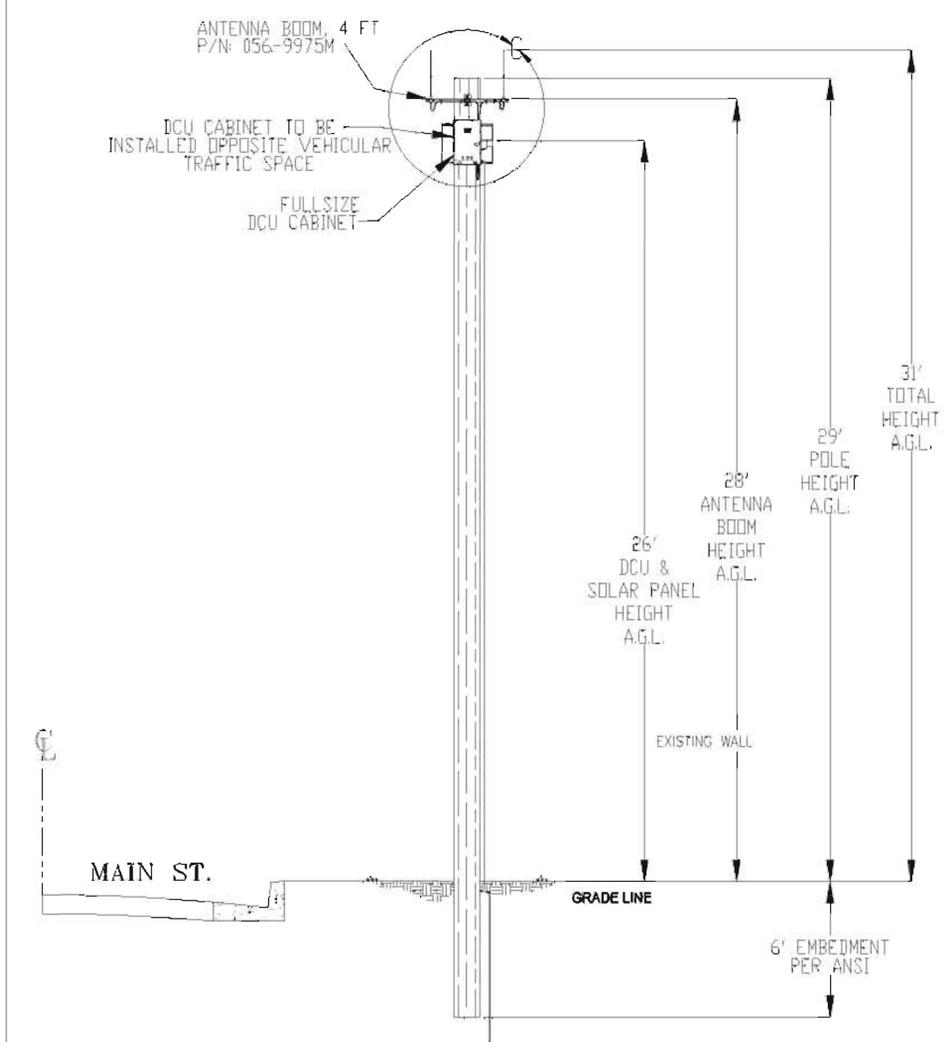
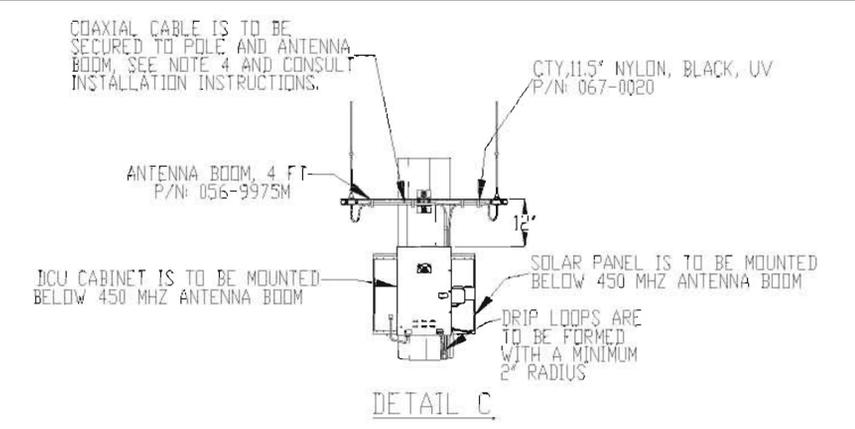
2 of 5



1 SITE ELEVATION LOOKING NORTH



2 SITE ELEVATION LOOKING EAST



3 SITE ELEVATION LOOKING SOUTH

- NOTES:
- APPROXIMATE DCU CABINET WEIGHT 55#
 - ENCLOSURE RATED NEMA 3R.
 - DRAWING NOT TO SCALE
 - RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 - DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 - CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

UNLESS OTHERWISE SPECIFIED		NAME		DATE	
DRAWN	SHR	05/04/12	TITLE:		
CHECKED	AVG	05/04/12	TYPICAL INSTALLATION, ACENDANT NODE, WOOD POLE, SOLAR		
ENG APPR.			SIZE DWG. NO. B		
MFG APPR.			35'-WOOD-SOL-EMB		
INTERPRET GEOMETRIC TOLERANCING PER	DA		REV. D		
MATERIAL	WOOD	COMMENTS: PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
FINISH	N/A	NO SCALE		WEIGHT:	

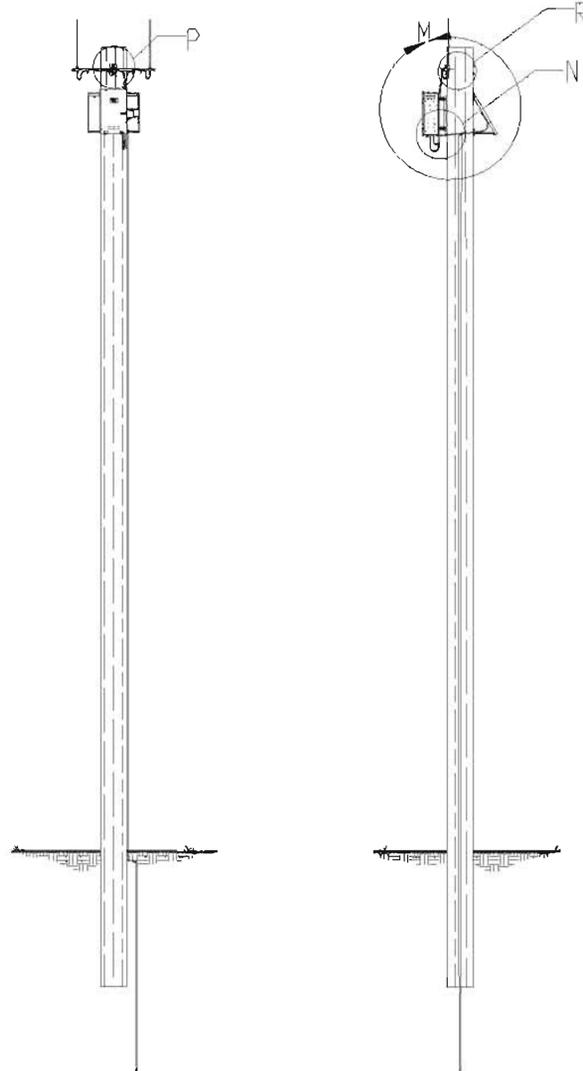
Synergy
Development Services, Inc.
1817 Wyandotte St. Van Nuys, CA 91410
Office: (818) 646-0058 Fax: (818) 646-0028

Southern California Gas Company
Semptra Energy utility

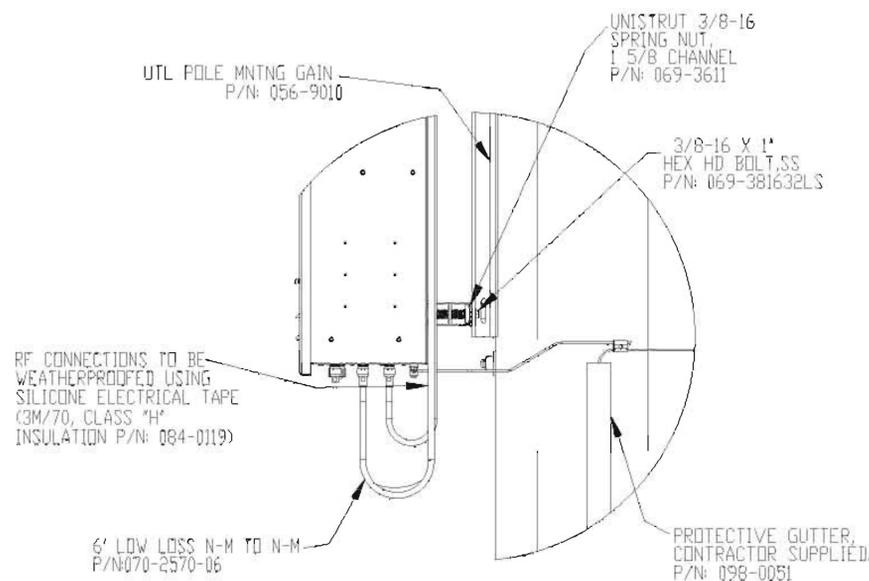
35' WOOD
CLASS 5_POLE
PERMIT #:

ELEVATIONS

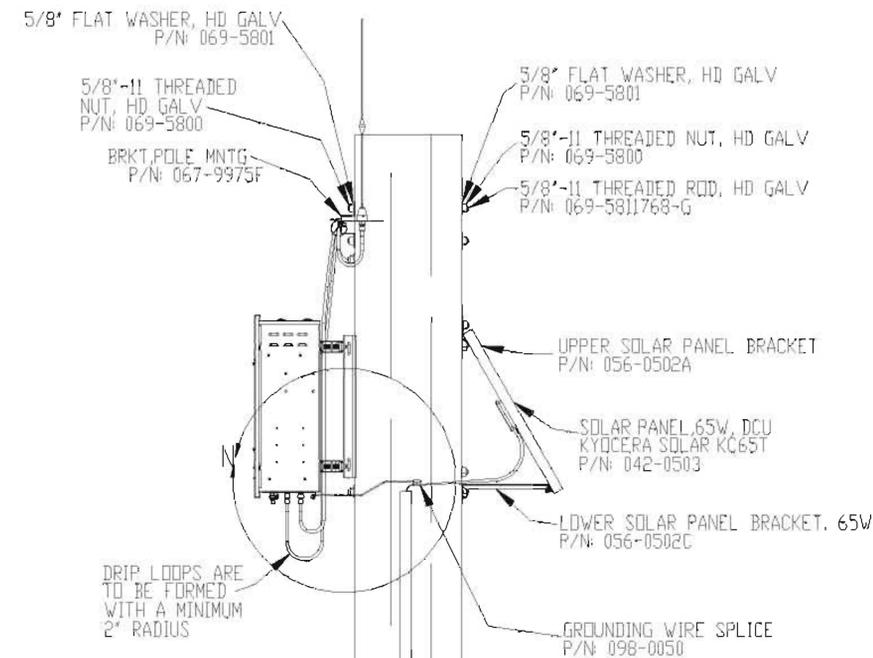
DESIGNER: P.C.
CAD DRAFTER: W.C.
DATE: 12/18/12
JOB NO.:
SHEET: 3 of 5



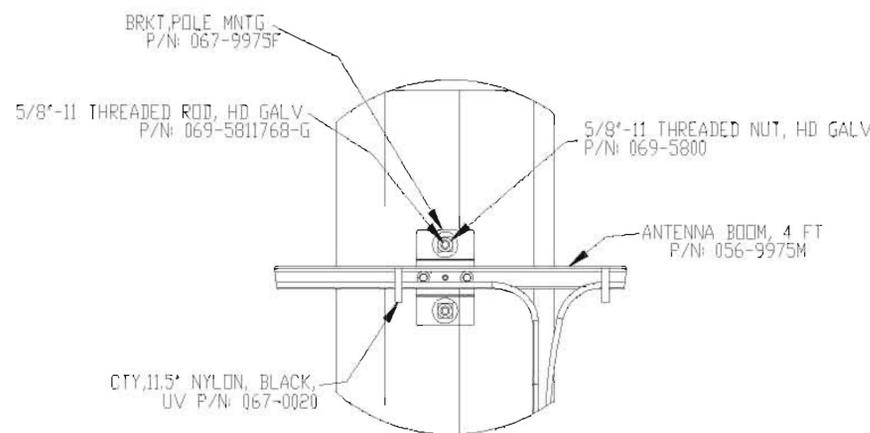
2 DETAIL N



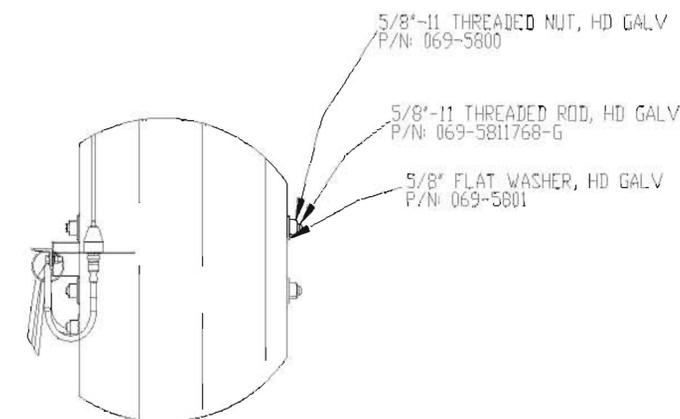
3 DETAIL M



4 DETAIL P



5 DETAIL R



1 USED TO CREATE DETAIL VIEWS

- NOTES:
- APPROXIMATE DCU CABINET WEIGHT 55#
 - ENCLOSURE RATED NEMA 3R.
 - DRAWING NOT TO SCALE
 - RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 - DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 - CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

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UNLESS OTHERWISE SPECIFIED:	DATE	BY	APP'D.	TITLE
DRAWN	05/04/12	SMR		TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR
CHECKED	05/04/12	DJG		
ENG. APPR.				
INT. APPR.				
DA				
COMMENTS:	PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
MATERIAL:	WOOD	FINISH:	N/A	NO SCALE (WEIGHT)
SIZE	DWG: N/A	REV.	C	
	B	35'-WOOD-SOL-EMB		

Synergy
Development Services, Inc.
18177 Myrandale St. Van Nuys, CA 91406
Off: (818) 840-0888 Fax: (818) 840-0708

Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

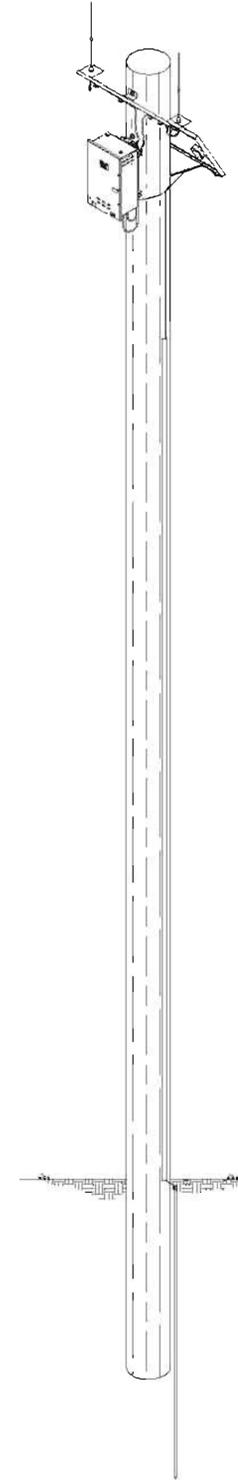
DCU BOX DETAILS

DESIGNED BY: P.C.
CAD DRAWING
CHECKED BY: W.C.
DATE: 12/18/12
JOB NO.
SHEET
4 of 5

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

TYPICAL MATERIALS LIST			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	073-0010	455-470MHz ANT,DCUII	2
2	109-9975D	UHF ANT BASE ASSY	2
3	109-9975F65	65W SOL PANEL W/ MNTG	1
4	056-9975M	ANTENNA BOOM, 4 FT	1
5	067-0020	CTY,11.5" NYLON, BLACK, UV	4
6	109-11700-01	MTG KIT, WOOD POLE, SOLAR	1
	056-0120	CLAMP BRACKET	2
	069-0101	U-BOLT,2 DD,5/16-18 X 1 1/2, SS	2
	056-0100	MAST MNTNG BRACKET	1
	069-381632LS	3/8-16 X 1" HEX HD BOLT,SS	4
	069-3611	UNISTRUT 3/8-16 SPRING NUT, 1 5/8 CHANNEL	4
	056-9010	UTL POLE MNTNG GAIN	1
	069-3306	5/16-18 HEX NUT SS	2
	069-3305	5/16 F/WASH METAL,SS	2
	069-3304	5/16 * SPR LW, .32 ID X .59 OD, 18-8 SS	2
	069-561832LS	5/16-18 X 1", HEX HEAD BOLT,SS	2
	067-9975F	BRKT,POLE MNTG	1
	070-2570-06	6' LOW LOSS N-M TO N-M	2
*7	069-5801	5/8" FLAT WASHER, HD GALV	16
*8	071-1809	GROUNDING WIRE 4 GA, CU, SOLID	2
*9	098-0051	PROTECTIVE GUTTER, CONTRACTOR SUPPLIED	1
*10	098-0049	GROUNDING CLAMP	1
*11	098-0050	GROUNDING WIRE SPLICE	1
*12	098-0048	GROUND ROD, 5/8" X 8'	1
*13	069-5811768-G	5/8"-11 THREADED ROD, HD GALV	8
*14	069-5800	5/8"-11 THREADED NUT, HD GALV	16
*15	098-0054	CABLE MGMT. BRACKETS, (TRAP BOX)	AS NEEDED
*16	TBD	SNAP-IN CLAMP	AS NEEDED
*17	098-0056	LMR-400 2 HOLE BOOM CLAMP	AS NEEDED
*18	084-0119	FUSION TAPE	AS NEEDED
*19	098-0057	LMR-400 4 HOLE BOOM CLAMP	AS NEEDED
		*CONTRACTOR SUPPLIED MATERIALS	



- NOTES:
1. APPROXIMATE DCU CABINET WEIGHT 55#
 2. ENCLOSURE RATED NEMA 3R.
 3. DRAWING NOT TO SCALE
 4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:	NAME	DATE		
DIMENSIONS AS SHOWN	DRAWN	SMR		05.04.12
TOLERANCES FRACTIONAL ±	CHECKED	DLG		05.04.12
ANGULAR MATCH ± SCH ±	ENG. APPR.			
FINO PLACE DECIMAL ±	WFLD APPR.			
THREE PLACE DECIMAL ±				
INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.			
MATERIAL	COMMENT:			
WOOD	PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
FINISH	N/A			
TITLE: TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR		SIZE DWG. NO. B 35'-WOOD-SOL-EMB	REV. D	
NO SCALE WEIGHT:				

35' WOOD
CLASS 5 POLE
PERMIT #:

MATERIALS LIST

DESIGNER
P.C.
CHECKER
W.C.
DATE
10/9/12
JOB NO.
SHEET

5 of 5

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

Southern California Gas Company
A Sempra Energy Utility



A  Sempra Energy utility™

January 30, 2013

Cindy Jacinth
Assistant Planner
Public Services Department
City of Morro Bay
955 Shasta Avenue,
Morro Bay, CA 93442

Ms. Jacinth,

This letter is in response to today's e-mail requesting additional information regarding Southern California Gas Company's (SoCalGas) coastal development permit application submitted to the city in association with its Advanced Meter Project network.

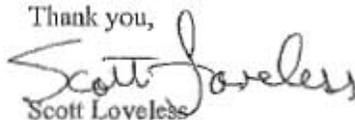
The Advanced Meter Project requires the installation of five data collector units (DCUs) in Morro Bay to ensure that sufficient network coverage is provided to all gas customers served in the area. Typically, each DCU has the capability to collect gas meter data from meters within a mile square radius. Redundancy in the network is required in case one or more DCUs become non-functional. Separately included is a city map approximating the network coverage radius for each of the DCUs.

The proposed DCU locations were determined at site surveys SoCalGas conducted with the city in June 2013. At these surveys, SoCalGas coordinated with the city in selecting optimal locations that will meet network coverage requirements while minimizing the impact to the community. While SoCalGas has an agreement with Pacific Gas and Electric Company (PG&E) allowing SoCalGas to attach its DCUs to stand-alone street light poles, unfortunately we were unable to locate any such poles within our coverage areas. While PG&E has distribution poles in these areas, SoCalGas does not have authorization under its agreement with PG&E to attach to their distribution poles, including those with street light attachments.

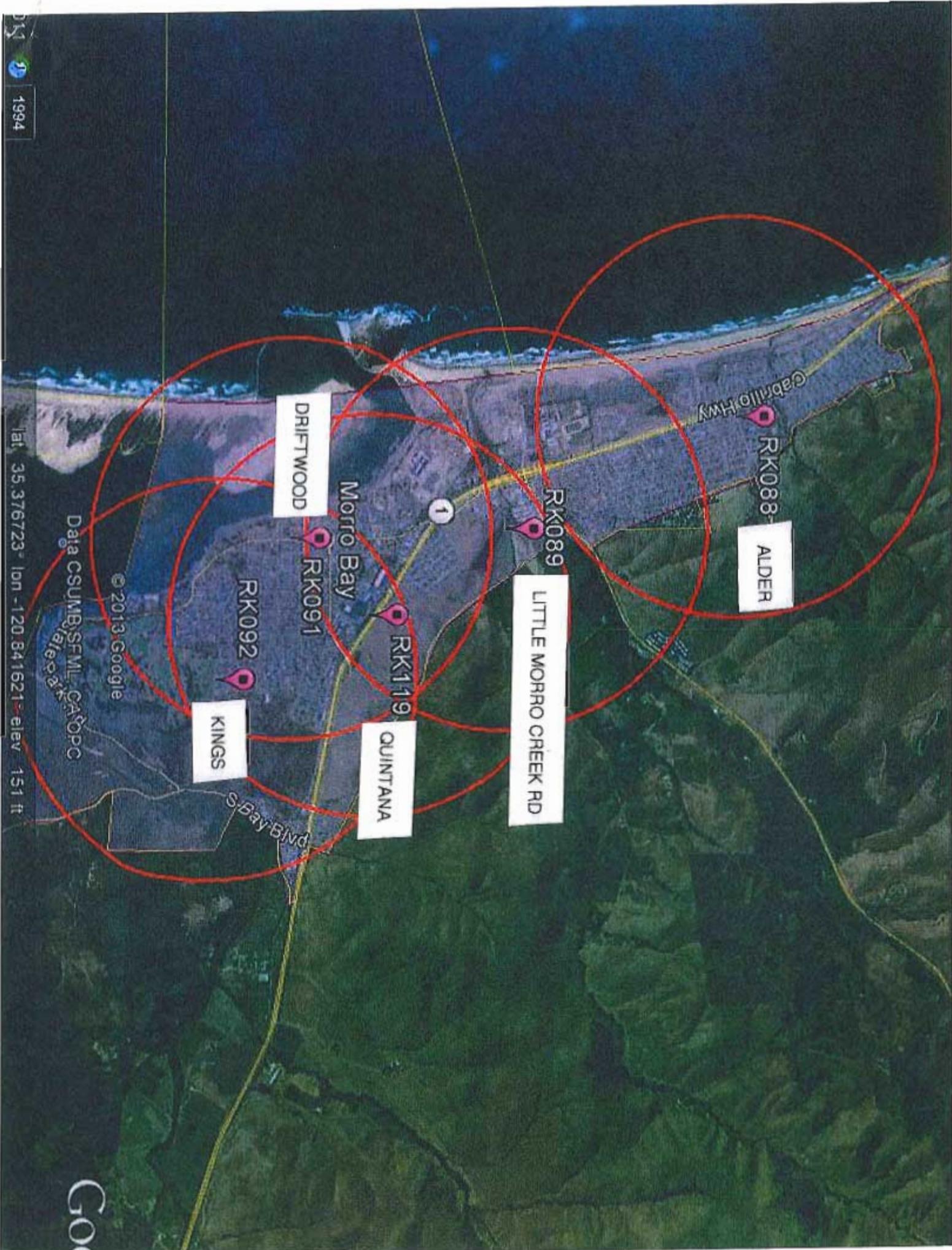
Pursuant to our application, SoCalGas proposes to install the DCUs on wood poles 29 feet in height (above ground level). While the two antennas exceed the top of the pole by approximately two feet in our standard design, SoCalGas will modify its design in Morro Bay to meet the 30' height restriction delineated in the city's wireless ordinance. Specifically, we will install the antennas one foot lower on the pole so that the top of the antennas will exceed the top of pole by one foot, rather than two feet.

Please let me know if you have any questions or need further information.

Thank you,


Scott Loveless

Site Acquisition Project Manager
Advanced Meter Project



ALDER

RK088

LITTLE MORRO CREEK RD

RK089

QUINTANA

RK119

MORRO BAY

RK091

DRIFTWOOD

KINGS

RK092

S. Bay Blvd

1

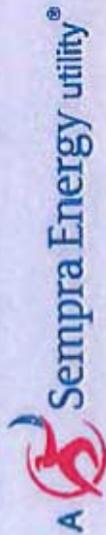
© 2013 Google

Data CSUMB, SFML, CAOPC

lat: 35.376723 lon: -120.841621 elev: 151 ft

1994

GOO



ADVANCEDmeter

PROJECT OVERVIEW

May 2012

What is the Advanced Meter Project?

- California Public Utilities Commission (CPUC) decision received in April 2010 authorizing \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017
- Automatically reads and securely transmits hourly gas usage information on a “next day” basis
- Provides more frequent and detailed information to help customers better control energy use and costs
- SoCalGas employees will perform installations



PHOTOS FOR DISCUSSION PURPOSES ONLY

ADVANCEDmeter

What are the Benefits?

A white lowercase letter 'i' inside a blue circle, representing information.

**Get
Information**



**Save
Money**



**Help the
Environment**

How Does it Work?

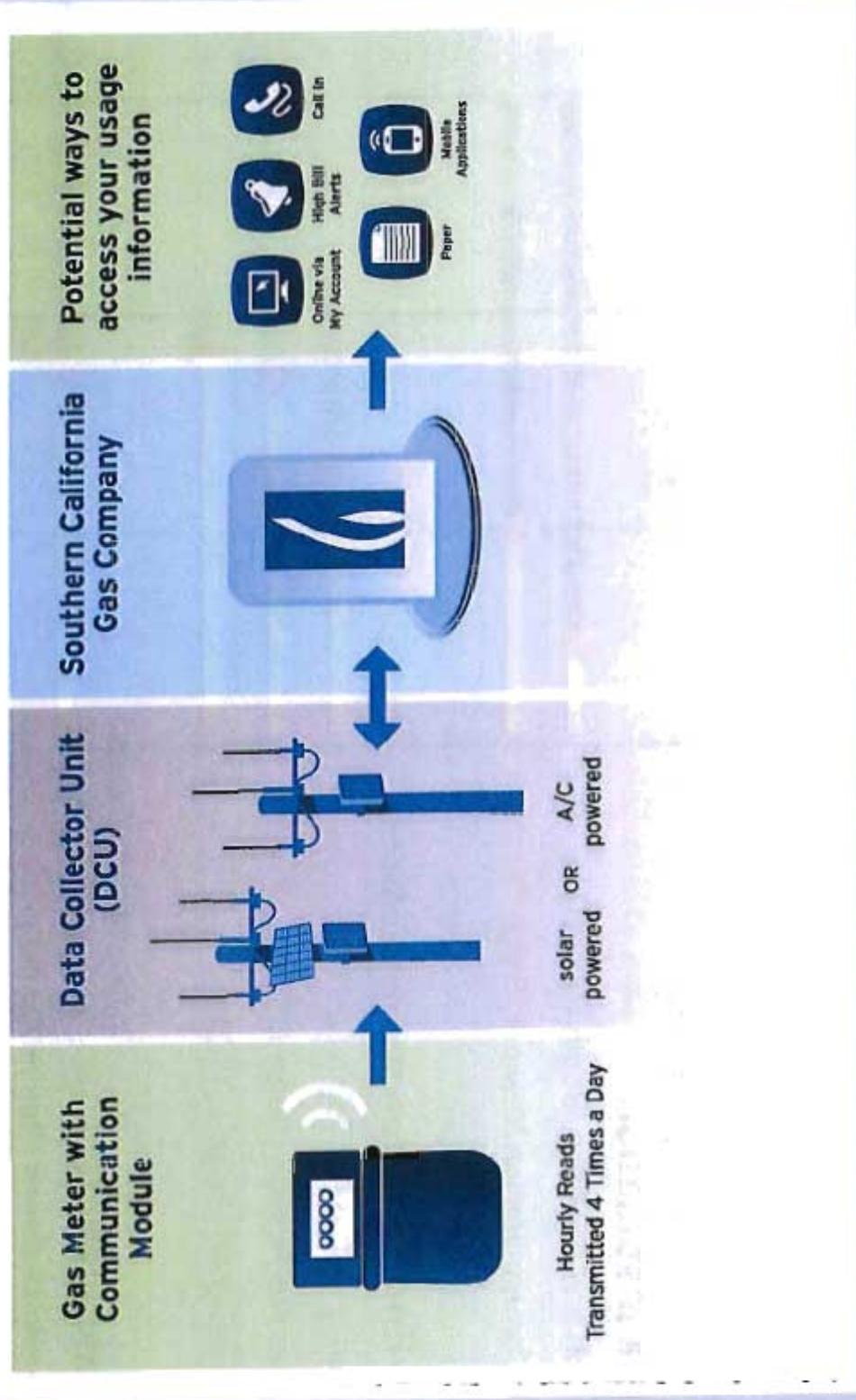
Gas usage is still recorded in the traditional way, it's a new wireless communication device that transmits the information electronically



- Does not change the functionality of the gas meter; No remote connect / disconnect capabilities
- Device is **off** most of the time
- Securely transmits 12 hours of data 4 times per day to a Data Collector Unit (total "on" time is less than 2 minutes per year)
- **Battery-powered**
- Does not communicate with other meters
- Does not communicate with appliances in the home

ADVANCEDmeter

How is the information transmitted?



High Level Timeline

- ★ Milestone
- Planning
- Implementation

Network Installation

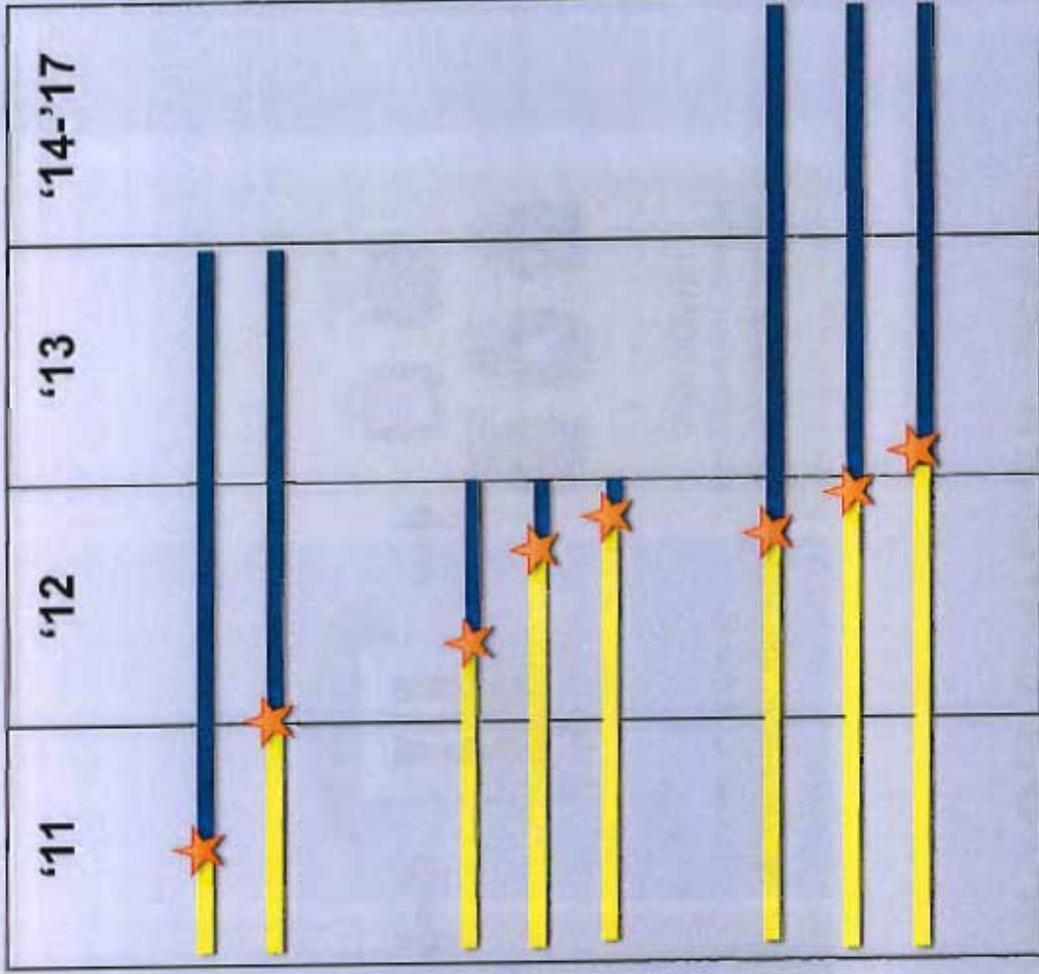
- Outreach and Briefings (Begin May '11)
- Install Communication Network (Begin Q1 '12)

End-to-End Test (Early Module Installation)

- Community Outreach (Begin Q2 '12)
- Customer Notification (Begin Q3 '12)
- Early Installation (Begin Q4 '12)

Mass Installation

- Community Outreach (Begins Q4 '13)
- Customer Notification (Begins Q1 '13)
- Mass Installation (Begins Q1 '13)



About the Communication Network – Data Collection Units (DCUs)



- Installing approximately 4,000 DCUs throughout SoCalGas' service territory beginning early 2012
- Pole mounted at 30 feet or higher
- A/C or Solar Powered
- DCU cabinet is 25" H x 15.5" W x 9" D and weighs 80 lbs
- Built-in Redundancy: advanced meters will communicate with two to three DCUs

PHOTO FOR DISCUSSION PURPOSES ONLY
Final Product Will Depend on Local Conditions

Community Outreach Efforts

- **Phase 1: Communication Network Installation Outreach**

SoCalGas' local outreach efforts include notifying customers within the geographic area where DCUs will be installed

- **Phase 2: Advanced Meter Installation Outreach**

SoCalGas' will implement local community outreach and customer communication to prepare customers for advanced meter installation

Phase 2: Local Communication & Community Outreach

90 to 60 Days Prior to Installation:

Briefings with Local Elected Officials, Community Leaders, Chambers, etc.

60 to 30 Days Prior to Installation:

Local Community Involvement & Events

30 Days Prior to Installation:

Customer receives notification letter
(*geographically distributed*)

Installation Day:

Customer receives door hanger confirming installation has occurred

Post Installation:

Obtain feedback on installation experience

ADVANCEDmeter

Contact Information

- To learn more about the project, visit:

socialgas.com/advanced

- For questions, please contact:

- Timothy Mahoney
tmahoney@semprautilities.com
805-681-7930
- Lizette Verduzco
lverduzco@semprautilities.com
213-244-4427
- Scott Loveless
slopeless@semprautilities.com
213-244-2218



ADVANCEDmeter

Advanced Meter Radio Frequency

- Communication device is **battery-powered** and transmits a signal for **less than 2 minutes per year**
- RF energy emitted is considerably less than common, everyday-living items such as laptops, cell phones wireless routers and handheld radios
- Advanced meters will be located in the same place as the existing meter
- When transmitting, the exposure level is thousands of times lower than the general population exposure limits set by the Federal Communications Commission

Radio Frequency Emission Comparison Chart

Natural gas advanced meter 	Using a laptop computer with a wireless internet connection 	Maximum exposure level operating a microwave oven (8 inches from the door) 	Talking on a cellular phone* 
Reference level 	up to 5,000 times more 	up to 500,000 times more 	up to 1,000,000 times more 

Advanced Meter Radio Frequency Comparisons to Similar Wireless Technologies

Source	Radio Frequency Output Compared to Maximum Output from an Advanced Meter
Bluetooth Headset	Up to 400 times more
Most Electric Smart Meters	Up to 500 times more
Cordless Phones	Up to 700 times more
Baby Monitors	Up to 2,400 times more
Laptop computer with a wireless internet connection	Up to 5,000 times more
Car or plane remote controllers	Up to 7,500 times more
Maximum exposure level operating a microwave oven (8 inches from the door)	Up to 500,000 times more
Talking on a cellular phone	Up to 1,000,000 times more



AGENDA NO: B-7

MEETING DATE: February 6, 2013

Staff Report

TO: Planning Commissioners

DATE: January 30, 2013

FROM: Cindy Jacinth, Assistant Planner

SUBJECT: Coastal Development Permit (#CP0-388) to install a 29 foot wood utility pole in the public right of way at the end of Kings Avenue (nearest situs address 300 Kings).

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";
- B. Approve Coastal Development Permit (#CP0-388) subject to the Conditions included as Exhibit "B" and the site development plans dated January 3, 2013.

APPLICANT/AGENT: Southern California Gas Company

LEGAL DESCRIPTION: Public right of way, Lat. 35.35776666 N, Long - 120.83779722W,

PROJECT DESCRIPTION: The Applicant is seeking a coastal development permit approval to install a 29 foot wood utility pole with data collector unit (DCU) and solar panel in the public right of way at the end of Kings Avenue. The nearest situs address is 300 Kings Avenue.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-1, Moderate Density Residential	South	OA-2/PD, Open Space
East:	R-1, Moderate Density Residential	West:	R-1, Moderate Density Residential

Prepared By: <u> CJ </u>	Dept Review: <u> </u>
----------------------------	--------------------------------

Site Characteristics	
Site Area	Public right of way
Existing Use	Public right of way, adjacent to residential and open space
Terrain	Public right of way is flat.
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Property not within 300 feet of archeological resource.
Access	Kings Avenue

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Adjacent to Residential and Open Space
Base Zone District	Adjacent to R-1, Single-family Residential
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Not within the original or appeals jurisdiction.

BACKGROUND:

Southern California Gas Company is upgrading their metering system by adding a communication device to all residential and business natural gas meters. This technology is called Advanced Meter. The advanced meter will automatically read and transmit customer gas usage information to their customer service and billing center. The device, which will be installed on existing analog meters, is battery powered and turns on for a fraction of a second a day, for less than two minutes per year. The radio frequency output is hundreds of times less than other commonly used household devices. The metering is one way communication and the Gas Company cannot turn on or off gas service with this new metering program.

In April 2010, the California Public Utilities Commission approved a budget of \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017. The Advanced Meter project would cover all residential and business consumers.

In order to ensure adequate network coverage but also minimize impact to the community, staff met with the Applicant in June 2012 to review proposed optimal locations. It was subsequently determined that five locations would be necessary to meet the goals of the Advanced Meter project. The proposed pole locations were chosen to be on new free-standing poles because attempts to co-locate on Pacific Gas & Electric street light poles were unsuccessful. Southern California Gas Company has an agreement with PG&E to attach to their stand-alone street light

poles. The agreement does not allow the Applicant to attach to distribution poles, including those with street lights attached. No viable stand-alone street light poles were available for potential co-location that would have allowed the Applicant to avoid installation of new poles. The specific pole locations were selected as the center point in a radius of where data collector units (DCU) are needed. DCU installations will be within an approximate 500 foot radius of this center point. In order to sufficiently reach all consumers, the Applicant is requesting permit approval for five locations spread throughout the City.

Project Specifics

The wood pole proposed for installation on Alder and Sequoia will be 29 feet above ground level and six feet below ground level for a total length of 35 feet. A data collector unit (DCU) will be installed at 26 feet that measures 25" H x 15.5" W x 9" D. A solar panel will be installed opposite the DCU. The solar panel serves to recharge the batteries contained within the DCU cabinet. The solar panel will be mounted at a 120 degree angle with the dimensions 31.3" L x 26.5" W x 2" D. A 4 foot wide antenna boom will be installed at 28 feet above ground level, or two feet above the DCU and solar panel. The attached plan reduction shows the overall height to be 31 feet above ground level due to the projection of the antenna. However, the Applicant has indicated that the antenna height can be lowered so as not to exceed 30 feet in overall height (see attached Exhibit D). Therefore, staff is recommending a condition be added that overall height shall not exceed 30 feet as allowed by Ordinance 17.27, Antennas and Wireless Telecommunications Facilities.

The location of the proposed wood pole is at the end of Kings Avenue. There is an adjacent support wood pole used for holding netting at this intersection. This location is not within the Coastal Commission Appeals Jurisdiction.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

General Plan

The General Plan has designated this area of the city as moderate density residential which is primarily intended for single family residences. The area is bordered by the golf course open space to the south. The Visual Resources and Scenic Highway Element addresses the issues of overhead utility lines which serves to "(1) create a jumbled, blighted appearance for those areas in which it is most predominant; (2) interfere with, obstruct, and in some cases render unsightly views that would otherwise be spectacular." Additionally, Policy VR-6 states that the City will work toward the undergrounding of utilities where feasible.

The Applicant's proposal avoids the unsightly maze of overhead utility lines because the proposed pole is wireless and does not contribute, add to, or interfere with existing network of

overhead utility lines or existing utility poles. As a wireless pole, this pole and the four others proposed within the City are all self-sufficient because the DCU to be installed at the top of the pole is operated by the solar panel, which would be infeasible to underground.

The existing regulations do not address this type of antenna, only regulating TV satellite dishes, but in 2010, the City Council approved ordinance 17.27 Antennas and Wireless Telecommunications Facilities. Although not codified by the City due to not being approved by the California Coastal Commission, section 17.27.020, paragraph G would exempt the project from a use permit since the utility is regulated by the California Public Utilities Commission.

Zoning Ordinance

This location is within City public right of way. It is adjacent to R-1 zoning, which is a district intended for single family residences. The proposed project is located in the public right of way.

This project is consistent with other utility poles and is allowed by the Franchise Agreement the City has with the Gas Company (Ordinance 12). The Franchise Agreement specifies that utility poles can be placed in the public right of way. The project conforms to the Zoning Ordinance.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on January 25, 2013 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Installation of the wood pole with DCU is considered development under the Coastal Act and therefore requires a Coastal Development permit. Staff recommends that the Planning Commission conditionally approve Coastal Development Permit (#CP0-388) to install a 29 foot above ground level wood utility pole for purposes of the Advanced Meter project.

Exhibits:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Visual Simulation Graphics/Plan Reductions

Exhibit D – Letter and Map from Applicant dated January 30, 2013

Exhibit E – Advanced Meter Project Overview

EXHIBIT A

FINDINGS

SITE: *NEAREST SITUS ADDRESS 300 KINGS AVENUE.*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way at the end of Kings Avenue. The nearest situs address is 300 Kings Avenue.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis contained with the staff report dated January 30, 2013.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: *NEAREST SITUS ADDRESS 300 KINGS AVENUE.*

PROJECT DESCRIPTION: Coastal Development Permit approval to install a 29 foot wood above ground level utility pole with data collector unit (DCU) and solar panel in the public right of way at the end of Kings Avenue. The nearest situs address is 300 Kings Avenue.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 30, 2013, for the project depicted on plans dated January 3, 2013 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.

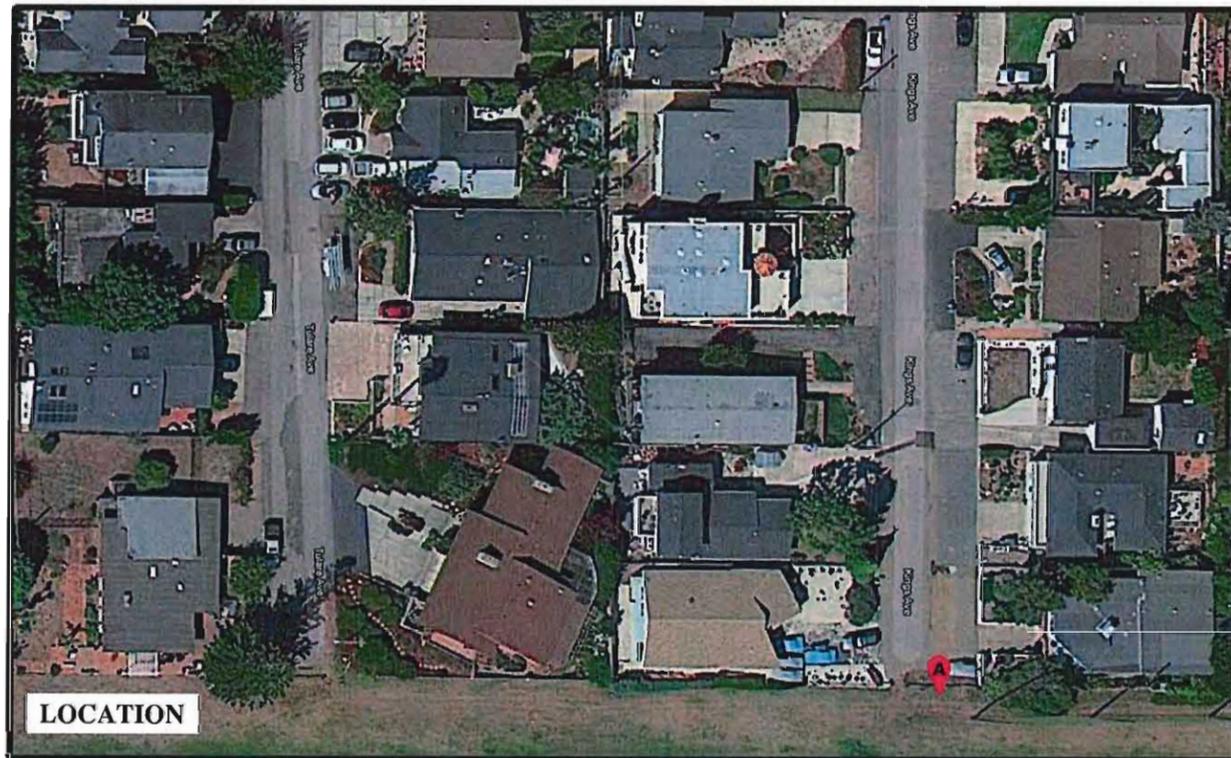
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

PLANNING CONDITIONS

1. Prior to installation of the pole, data collector unit and solar panel, a copy of the Applicant's California Public Utilities Commission permit shall be submitted to the Public Services Director for review.
2. The facility shall be constructed to allow for co-location of City of Morro Bay automatic meter reading infrastructure at no cost to the City and no objection from the Applicant.
3. The total overall height of wood pole and antenna shall not exceed 30 feet above ground level.

SITE ID:
RK092-A

300 KINGS AVE., MORRO BAY, CA 93442



VIEW NOTE:
LOOKING SOUTH AT PROPOSED PROJECT

 **Synergy**
Engineering Services, Inc.
16147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

 Southern
California
Gas Company

A  Sempra Energy utility®

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "AQLARA" PROPRIETARY PRODUCTS.



A Sempra Energy utility®

SITE NUMBER: RK092-A
 SITE TYPE: (N) 29' A.G.L. WOOD POLE SOLAR POWER, EMBEDDED

CITY: MORRO BAY
 COUNTY: SAN LUIS OBISPO COUNTY
 JURISDICTION: CITY OF MORRO BAY

PROJECT SUMMARY:

NEAREST PROPERTY ADDRESS
 303 KINGS AVE.
 MORRO BAY, CA 93442

PROPERTY OWNER CONTACT:
 PUBLIC RIGHT OF WAY

LAT. 35.36778956 N
 LONG. -120.83779722 W

APPLICANT:
 SOUTHERN CALIFORNIA GAS CO.
 555 W. 5TH ST., SUITE 3RD., LOS ANGELES CA 90013
 REPRESENTATIVE: SCOTT LOVELESS (213) 359-1159

PROJECT DESCRIPTION
 THE PROJECT ENTAILS THE INSTALLATION OF UTILITY EQUIPMENT MOUNTED ABOVE GROUND LEVEL, A NEW 29' A.G.L. WOOD UTILITY POLE, CLASS 5.

BUILDING SUMMARY
 OCCUPANCY CLASSIFICATION: UNMANNED UTILITY EQUIPMENT FACILITY
 CLASSIFICATION:
 BUILDING TYPE: NA

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	ELEVATIONS
4	DCU BOX DETAILS
5	MATERIALS LIST



CONSULTING TEAM:

SACONZING/PERMITTING:
 SOUTHERN CALIFORNIA GAS CO.
 TAMMY STYLES
 555 W. 5TH ST., 3RD FLOOR
 LOS ANGELES, CA 90013
 (213) 244-2217

CONSTRUCTION PROJECT MANAGER:
 SOUTHERN CALIFORNIA GAS CO.
 JUAN MALDONADO
 555 W. 5TH ST., 3RD FLOOR
 LOS ANGELES, CA 90013
 (213) 244-2324

CONTRACTOR:
 A.M. ORTEGA
 10125 CHANNEL RD.
 LAKESIDE, CA 92040
 (918) 390-1988

NETWORK CONSTRUCTION ENGINEER:
 SOUTHERN CALIFORNIA GAS CO.
 VICENTE MANLANGIT
 555 W. 5TH ST., 3RD FLOOR
 LOS ANGELES, CA 90013

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	PUBLIC RIGHT OF WAY (CITY OF MORRO BAY)		
PRECON. ENG. / MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT. MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

PERMIT #:

REVISION HISTORY

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
 2010 CALIFORNIA BUILDING CODE
 UNIFORM MECHANICAL CODE
 ANSI/ISA-22-F LIFE SAFETY CODE NFPA-101
 2010 UNIFORM PLUMBING CODE
 2010 NATIONAL ELECTRIC CODE
 LOCAL BUILDING CODE
 CITY/COUNTY ORDINANCES

REVISION HISTORY

35' WOOD
 CLASS 5 POLE
 PERMIT #:

TITLE SHEET

DESIGNED BY
 P.C.
 CAD DRAFTING
 CHECKED BY
 W.C.
 DATE
 12/18/12
 JOB NO.
 SHEET

Synergy
 Development Services, Inc.
 18147 Wyandale St., Van Nuys, CA 91408
 Office: (818) 940-0808 Fax: (818) 940-0708

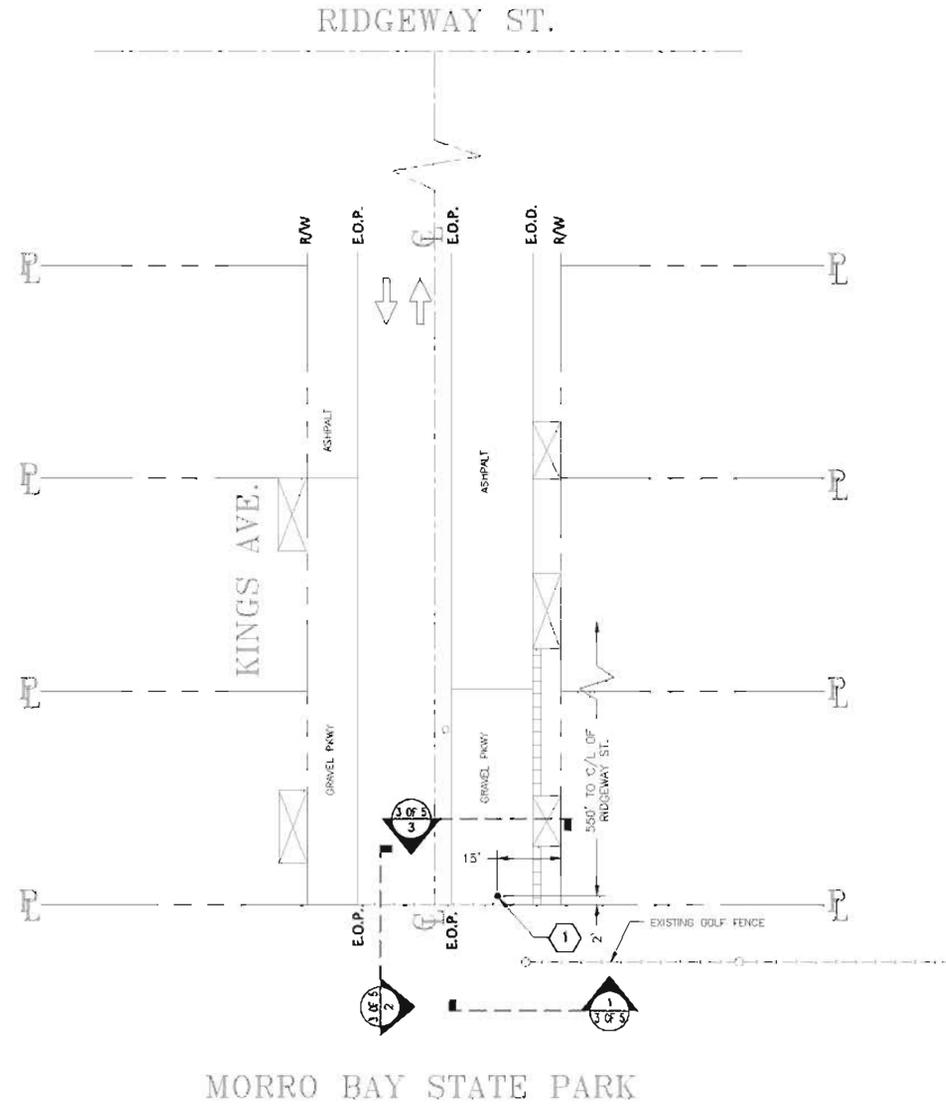
Southern California Gas Company
 Sempra Energy utility®

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

PLACEMENT AND CONSTRUCTION DATA

1 PL. 35' CLASS 5 WOOD POLE.
SEE DETAILS SHEETS FOR EQUIPMENT.



LEGEND

- PROPOSED TRENCH
- GAS ——— GAS LINE
- POWER ——— POWER LINE
- TEL ——— TELCO LINE
- WTR ——— WATER LINE
- CATV ——— CABLE TV LINE
- OIL ——— OIL LINE
- STL ——— STREET LIGHT LINE
- SWR ——— SEWER LINE
- STD ——— STORM DRAIN LINE
- PROPERTY LINE
- CENTER LINE
- X — X — CHAIN LINK FENCE
- BLOCK WALL
- DRIVEWAY

- ∨ GUY POLE
- ⊗ JOINT POLE
- FIRE HYDRANT
- △ CURVE DATA
- ⊕ DETAIL NUMBER
- ⊙ SHEET NUMBER
- ⊕ DETAIL NUMBER CROSS SECTION SHEET NUMBER
- ⊕ PLACEMENT DATA
- ℙ PROPERTY LINE
- ℭ CENTER LINE
- E.O.P. EDGE OF PAVEMENT.
- E.O.D. EDGE OF DIRT
- R/W RIGHT OF WAY
- CURB CURB

CONSTRUCTION NOTE

LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.

DIGALERT

811
CALL AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT BY SOUTHERN CALIFORNIA
TICKET # _____



SCALE: 1"=20'

SCALE 1" = 20' 0 10' 20' 50'

Synergy
Development Services, Inc.
18147 Myrandale St. Van Nuys, CA 91408
Office: (818) 940-0808 Fax: (818) 940-0708

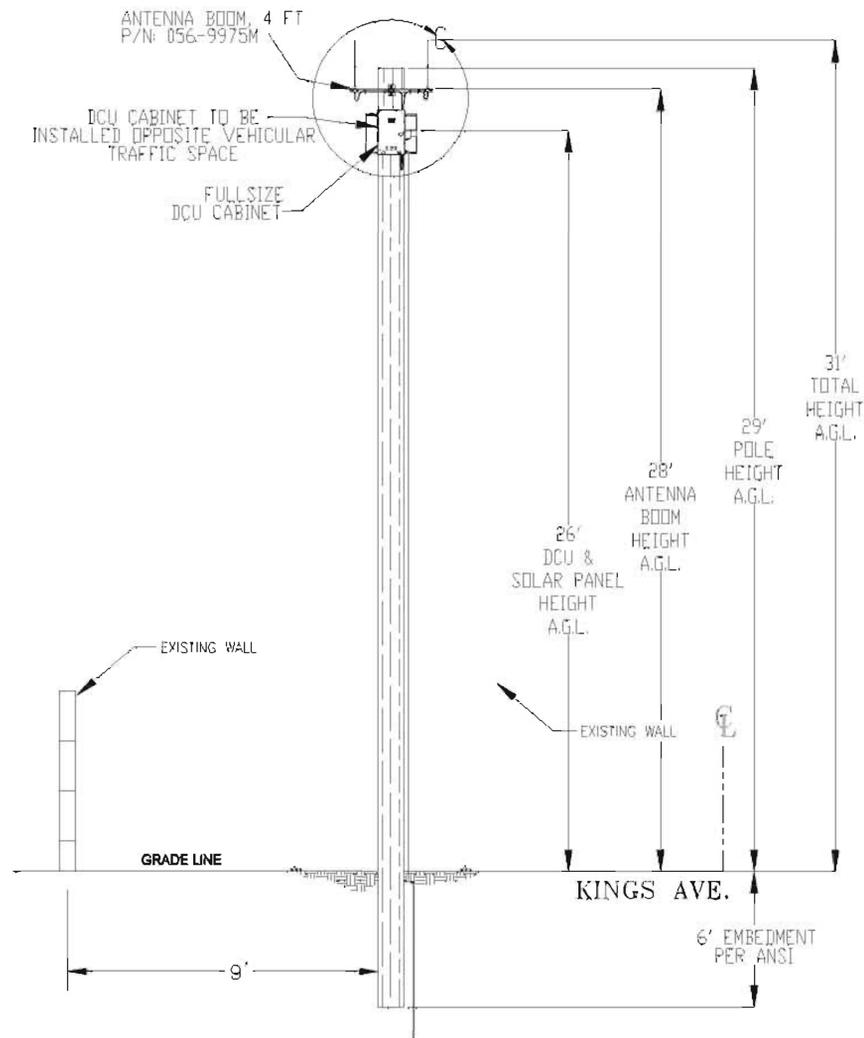
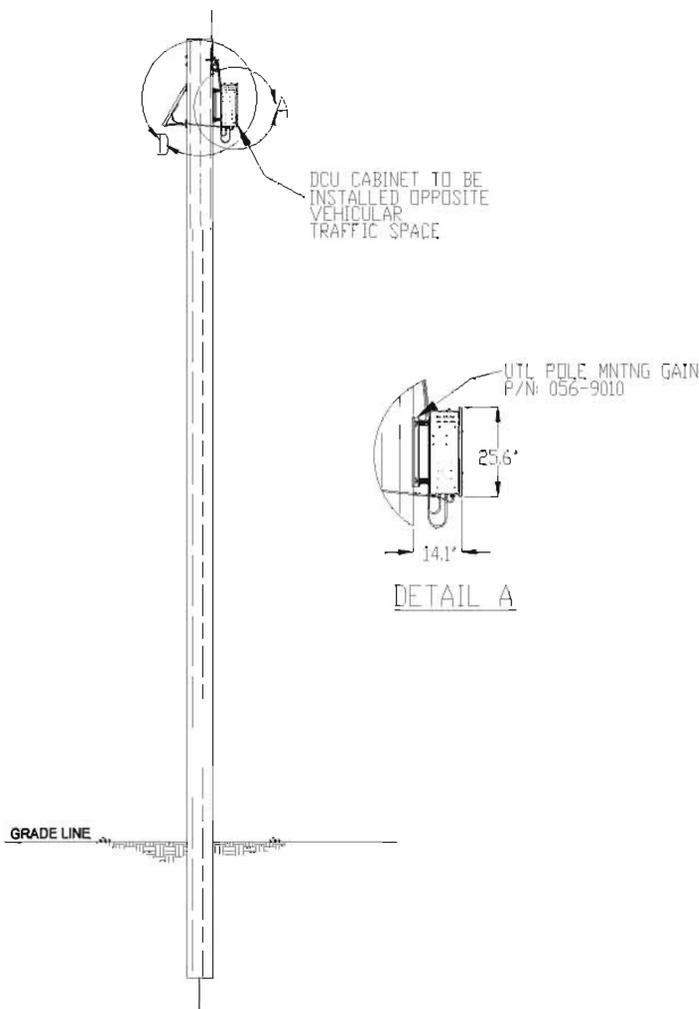
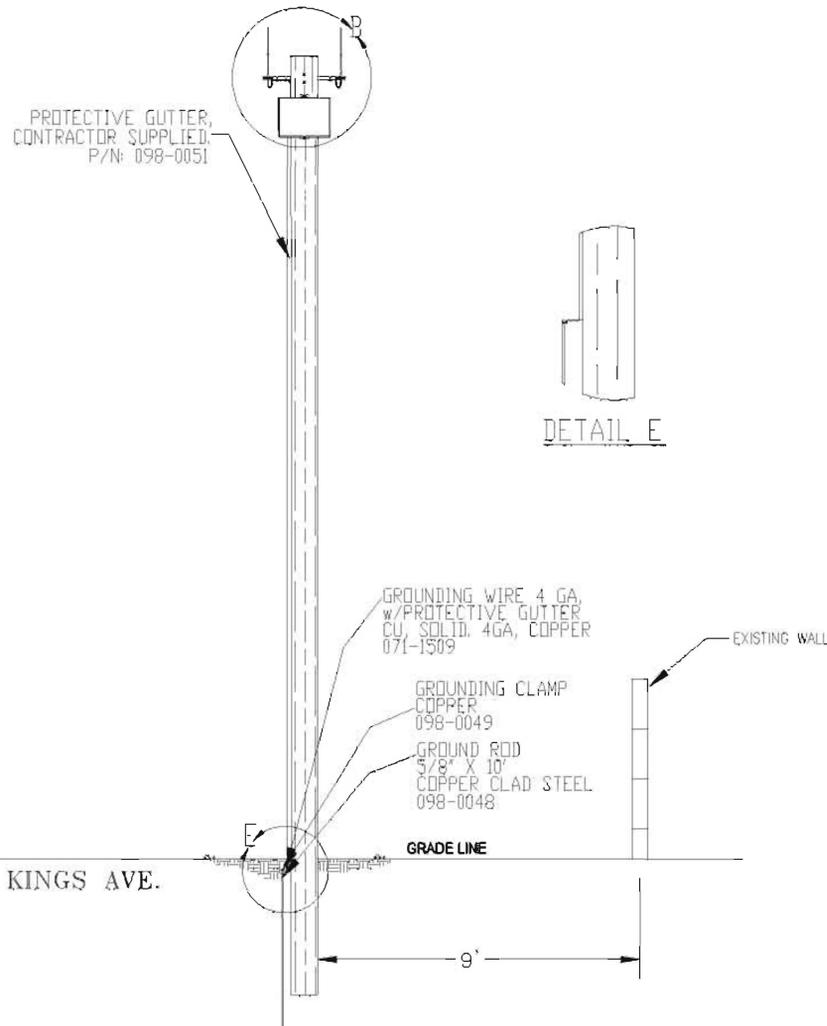
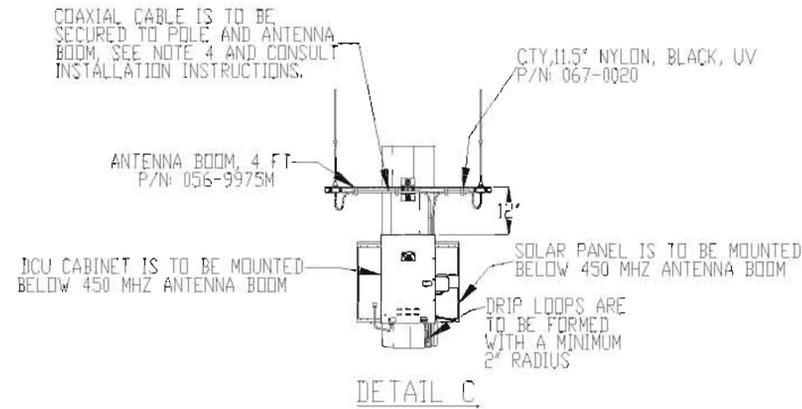
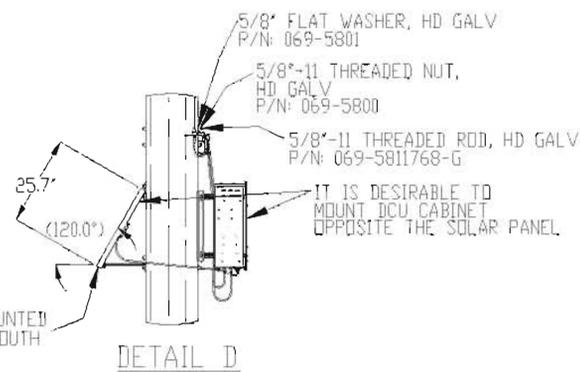
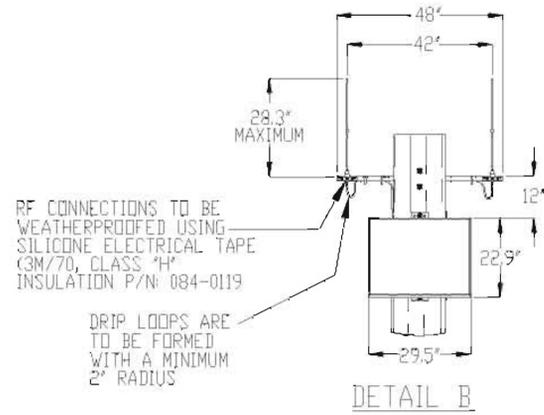
Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

SITE PLAN

DESIGNED
P.C.
GAS DRAFTING
CHECKED
W.C.
DATE
12/18/12
SCALE
JOB NO.
SHEET

2 of 5



1 SITE ELEVATION LOOKING NORTH

2 SITE ELEVATION LOOKING EAST

3 SITE ELEVATION LOOKING SOUTH

- NOTES:
- APPROXIMATE DCU CABINET WEIGHT 55#
 - ENCLOSURE RATED NEMA 3R.
 - DRAWING NOT TO SCALE
 - RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 - DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 - CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

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UNLESS OTHERWISE SPECIFIED	NAME	DATE		
DRAWN AS SHOWN	SMR	05/04/12	TITLE: TYPICAL INSTALLATION, ACENDANT NODE, WOOD POLE, SOLAR	
FRACTIONAL ±	CHECKED	AVG		05/04/12
ANGULAR: EACH ±	ENG. APPR.			
TWO PLACE DECIMAL ±	MFG. APPR.			
THREE PLACE DECIMAL ±				
INTERPRET GEOMETRIC TOLERANCING PER	DA			
MATERIAL	COMMENTS			
WOOD	PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
FINISH				
	SIZE DWG. NO.	REV.		
	B	D		
	NO SCALE	WEIGHT:		

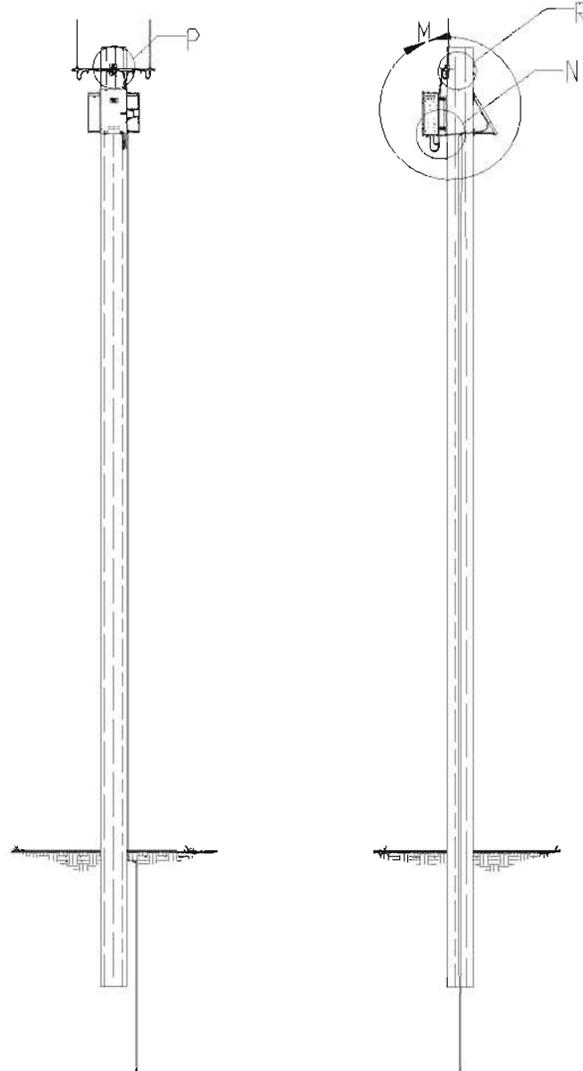
Synergy
Development Services, Inc.
1817 Wyandotte St. Van Nuys, CA 91410
Office: (818) 646-0058 Fax: (818) 646-0058

Southern California Gas Company
Semptra Energy utility

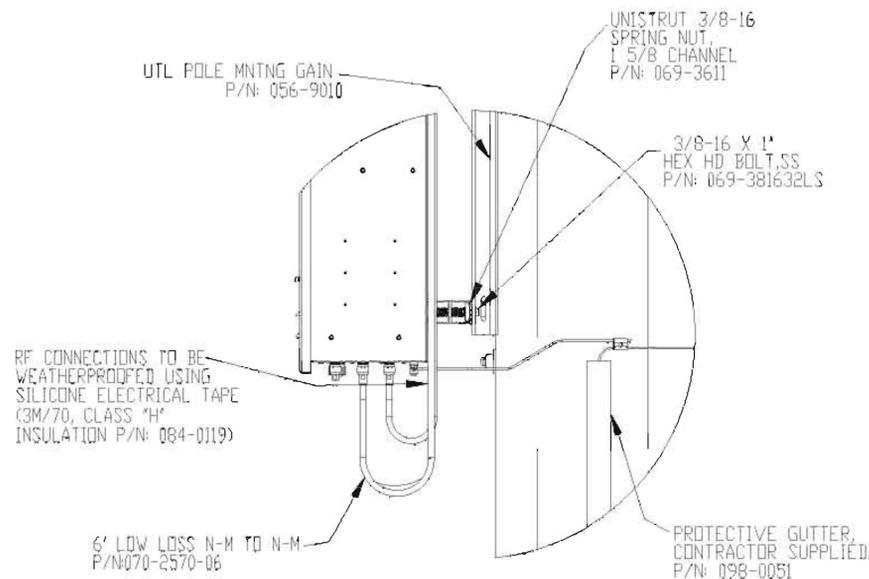
35' WOOD
CLASS 5_POLE
PERMIT #:

ELEVATIONS

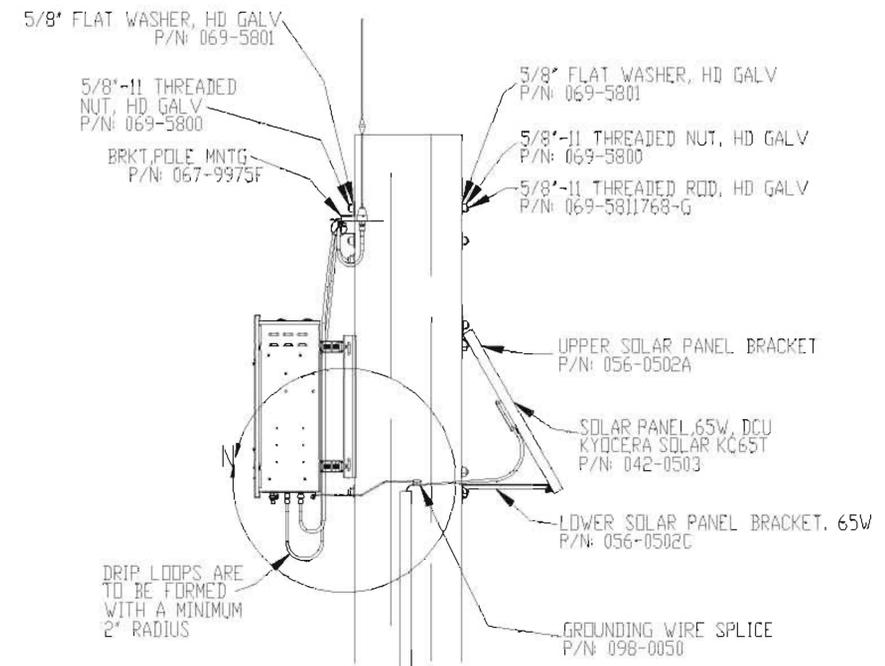
DESIGNER
CAD DRAFTER
CHECKED
DATE
12/18/12
JOB NO.
SHEET
3 of 5



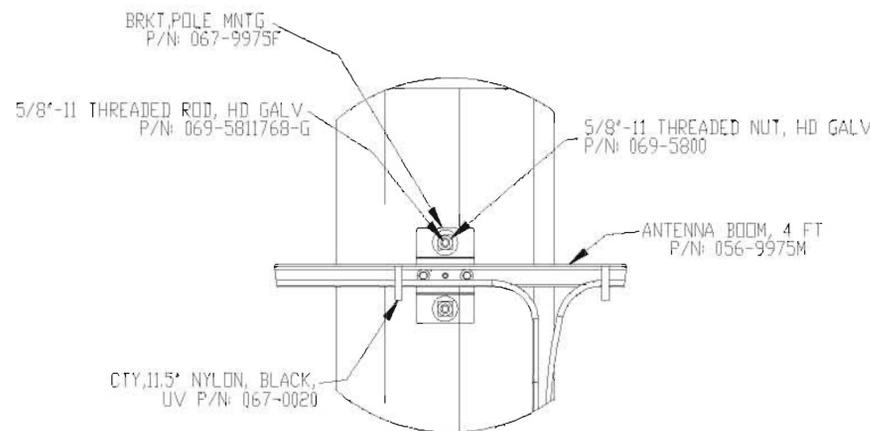
2 DETAIL N



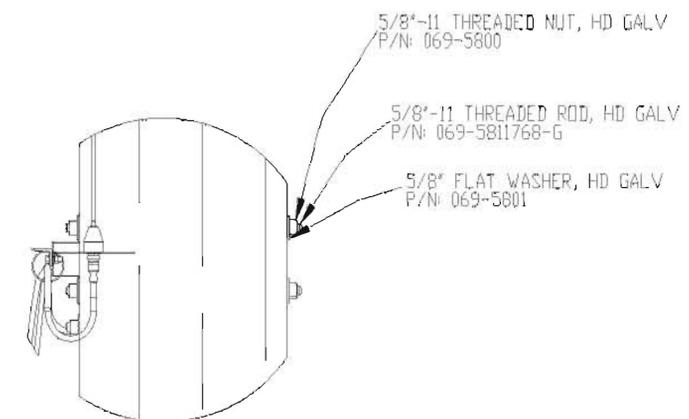
3 DETAIL M



4 DETAIL P



5 DETAIL R



1 USED TO CREATE DETAIL VIEWS

- NOTES:
- APPROXIMATE DCU CABINET WEIGHT 55#
 - ENCLOSURE RATED NEMA 3R.
 - DRAWING NOT TO SCALE
 - RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 - DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 - CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:	NAME	DATE	
DIMENSIONS AS SHOWN	SMR	05/04/12	
TOLERANCES:			
FRACTIONAL: ±	CHEKED	DJG 05/04/12	
ANGULAR: RACH ±	ENG. APPR.		
TWO PLACE DECIMAL: ±	MFG. APPR.		
THREE PLACE DECIMAL: ±			
INTERPRET GEOMETRIC TOLERANCING PER:	DA		
MATERIAL:	COMMENTS:		
WOOD	PROPRIETARY AND CONFIDENTIAL		
FRESH	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.		
	SIZE DWG: NO	REV.	
	B	35-WOOD-SOL-EMB	C
	NO SCALE	WEIGHT:	

TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR

35' WOOD
CLASS 5 POLE
PERMIT #:

DCU BOX DETAILS

DESIGNED BY
CAD DRAWING
CHECKED BY
W.C.
DATE
12/18/12
JOB NO.

SHEET
4 of 5

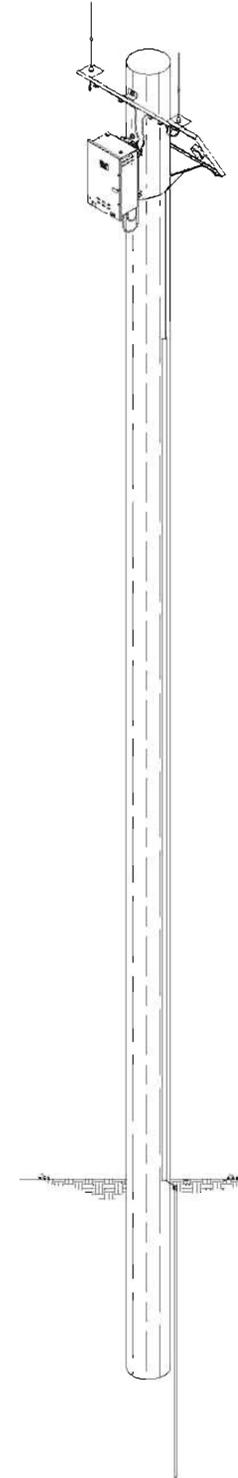
Synergy
Development Services, Inc.
18177 Myrandale St. Van Nuys, CA 91406
Off: (818) 840-0888 Fax: (818) 840-0708

Southern California Gas Company
Sempra Energy utility

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, SOLAR PANEL AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

TYPICAL MATERIALS LIST			
ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	073-0010	455-470MHz ANT,DCUII	2
2	109-9975D	UHF ANT BASE ASSY	2
3	109-9975F65	65W SOL PANEL W/ MNTG	1
4	056-9975M	ANTENNA BOOM, 4 FT	1
5	067-0020	CTY,11.5" NYLON, BLACK, UV	4
6	109-11700-01	MTG KIT, WOOD POLE, SOLAR	1
	056-0120	CLAMP BRACKET	2
	069-0101	U-BOLT,2 DD,5/16-18 X 1 1/2, SS	2
	056-0100	MAST MNTNG BRACKET	1
	069-381632LS	3/8-16 X 1" HEX HD BOLT,SS	4
	069-3611	UNISTRUT 3/8-16 SPRING NUT, 1 5/8 CHANNEL	4
	056-9010	UTL POLE MNTNG GAIN	1
	069-3306	5/16-18 HEX NUT SS	2
	069-3305	5/16 F/WASH METAL,SS	2
	069-3304	5/16 * SPR LW, .32 ID X .59 OD, 10-8 SS	2
	069-561832LS	5/16-18 X 1", HEX HEAD BOLT,SS	2
	067-9975F	BRKT,POLE MNTG	1
	070-2570-06	6' LOW LOSS N-M TO N-M	2
*7	069-5801	5/8" FLAT WASHER, HD GALV	16
*8	071-1809	GROUNDING WIRE 4 GA, CU, SOLID	2
*9	098-0051	PROTECTIVE GUTTER, CONTRACTOR SUPPLIED	1
*10	098-0049	GROUNDING CLAMP	1
*11	098-0050	GROUNDING WIRE SPLICE	1
*12	098-0048	GROUND ROD, 5/8" X 8'	1
*13	069-5811768-G	5/8"-11 THREADED ROD, HD GALV	8
*14	069-5800	5/8"-11 THREADED NUT, HD GALV	16
*15	098-0054	CABLE MGMT. BRACKETS, (TRAP BOX)	AS NEEDED
*16	TBD	SNAP-IN CLAMP	AS NEEDED
*17	098-0056	LMR-400 2 HOLE BOOM CLAMP	AS NEEDED
*18	084-0119	FUSION TAPE	AS NEEDED
*19	098-0057	LMR-400 4 HOLE BOOM CLAMP	AS NEEDED
		*CONTRACTOR SUPPLIED MATERIALS	



NOTES:

1. APPROXIMATE DCU CABINET WEIGHT 55#
2. ENCLOSURE RATED NEMA 3R.
3. DRAWING NOT TO SCALE
4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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UNLESS OTHERWISE SPECIFIED:	NAME	DATE		
DIMENSIONS AS SHOWN	DRAWN	SMR		05.04.12
TOLERANCES FRACTIONAL ±	CHECKED	DUJ		05.04.12
ANGULAR MATCH ± SCH ±	ENG. APPR.			
FIVE PLACE DECIMAL ±	WFLD APPR.			
THREE PLACE DECIMAL ±				
INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.			
MATERIAL	COMMENT:			
WOOD	PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED.			
FINISH	N/A			
TITLE: TYPICAL INSTALLATION, ACCENDANT NODE, WOOD POLE, SOLAR		SIZE DWG. NO. B 35'-WOOD-SOL-EMP	REV. D	
NO SCALE WEIGHT:				

35' WOOD
CLASS 5 POLE
PERMIT #:

MATERIALS LIST

DESIGNER
P.C.
CHECKED
W.C.
DATE
12/18/12
JOB NO.
SHEET

5 of 5

Synergy
Development Services, Inc.
18147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 940-0808 Fax: (818) 940-0708

Southern California Gas Company
A Sempra Energy Utility



A  Sempra Energy utility™

January 30, 2013

Cindy Jacinth
Assistant Planner
Public Services Department
City of Morro Bay
955 Shasta Avenue,
Morro Bay, CA 93442

Ms. Jacinth,

This letter is in response to today's e-mail requesting additional information regarding Southern California Gas Company's (SoCalGas) coastal development permit application submitted to the city in association with its Advanced Meter Project network.

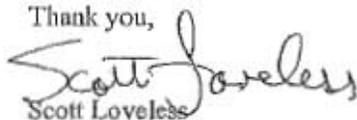
The Advanced Meter Project requires the installation of five data collector units (DCUs) in Morro Bay to ensure that sufficient network coverage is provided to all gas customers served in the area. Typically, each DCU has the capability to collect gas meter data from meters within a mile square radius. Redundancy in the network is required in case one or more DCUs become non-functional. Separately included is a city map approximating the network coverage radius for each of the DCUs.

The proposed DCU locations were determined at site surveys SoCalGas conducted with the city in June 2013. At these surveys, SoCalGas coordinated with the city in selecting optimal locations that will meet network coverage requirements while minimizing the impact to the community. While SoCalGas has an agreement with Pacific Gas and Electric Company (PG&E) allowing SoCalGas to attach its DCUs to stand-alone street light poles, unfortunately we were unable to locate any such poles within our coverage areas. While PG&E has distribution poles in these areas, SoCalGas does not have authorization under its agreement with PG&E to attach to their distribution poles, including those with street light attachments.

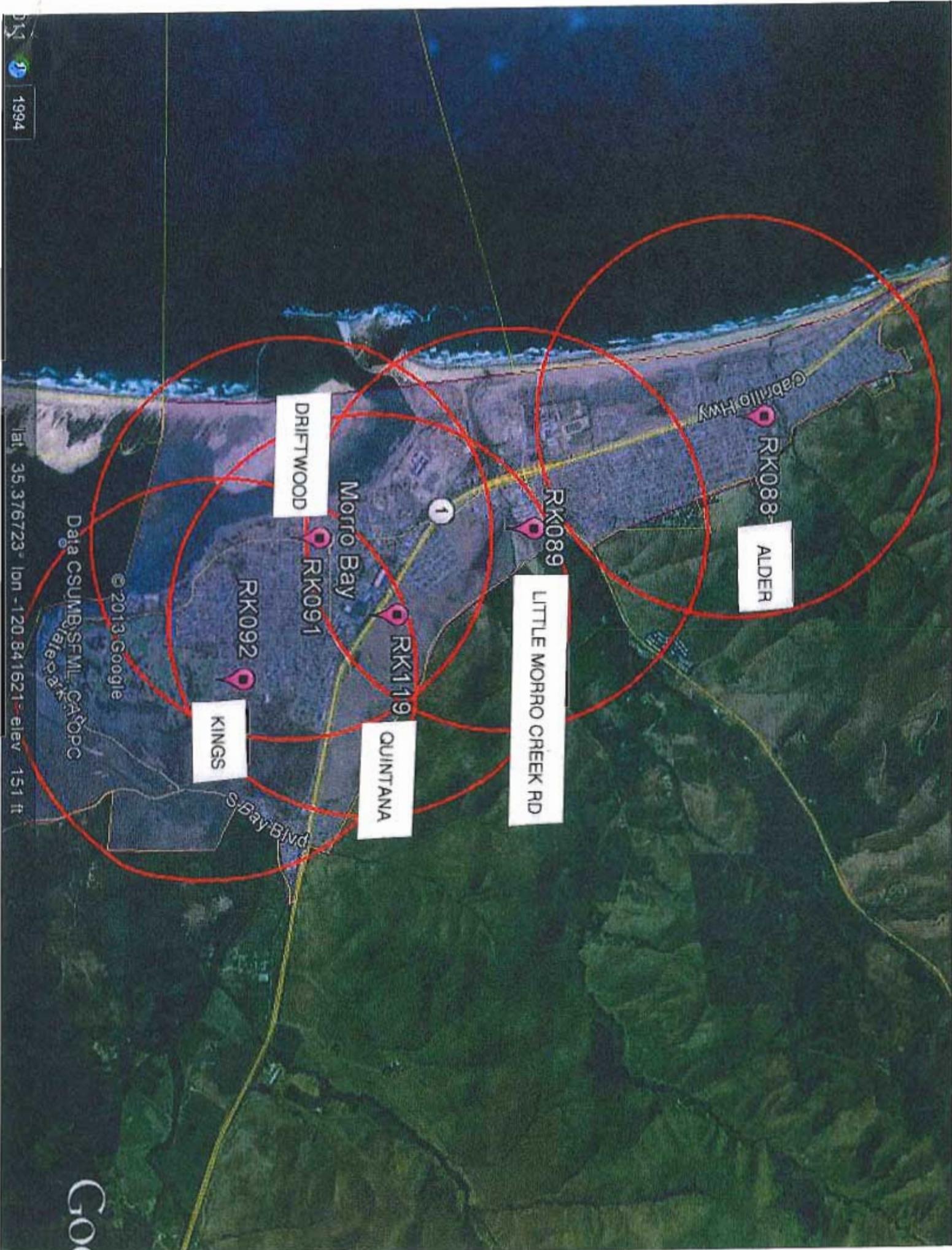
Pursuant to our application, SoCalGas proposes to install the DCUs on wood poles 29 feet in height (above ground level). While the two antennas exceed the top of the pole by approximately two feet in our standard design, SoCalGas will modify its design in Morro Bay to meet the 30' height restriction delineated in the city's wireless ordinance. Specifically, we will install the antennas one foot lower on the pole so that the top of the antennas will exceed the top of pole by one foot, rather than two feet.

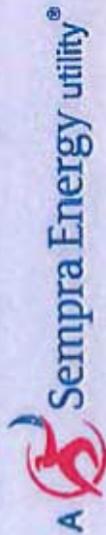
Please let me know if you have any questions or need further information.

Thank you,


Scott Loveless

Site Acquisition Project Manager
Advanced Meter Project





ADVANCEDmeter

PROJECT OVERVIEW

May 2012

What is the Advanced Meter Project?

- California Public Utilities Commission (CPUC) decision received in April 2010 authorizing \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017
- Automatically reads and securely transmits hourly gas usage information on a “next day” basis
- Provides more frequent and detailed information to help customers better control energy use and costs
- SoCalGas employees will perform installations



PHOTOS FOR DISCUSSION PURPOSES ONLY

ADVANCEDmeter

What are the Benefits?

A blue circular icon with a white lowercase letter 'i' inside, representing information.

**Get
Information**



**Save
Money**



**Help the
Environment**

How Does it Work?

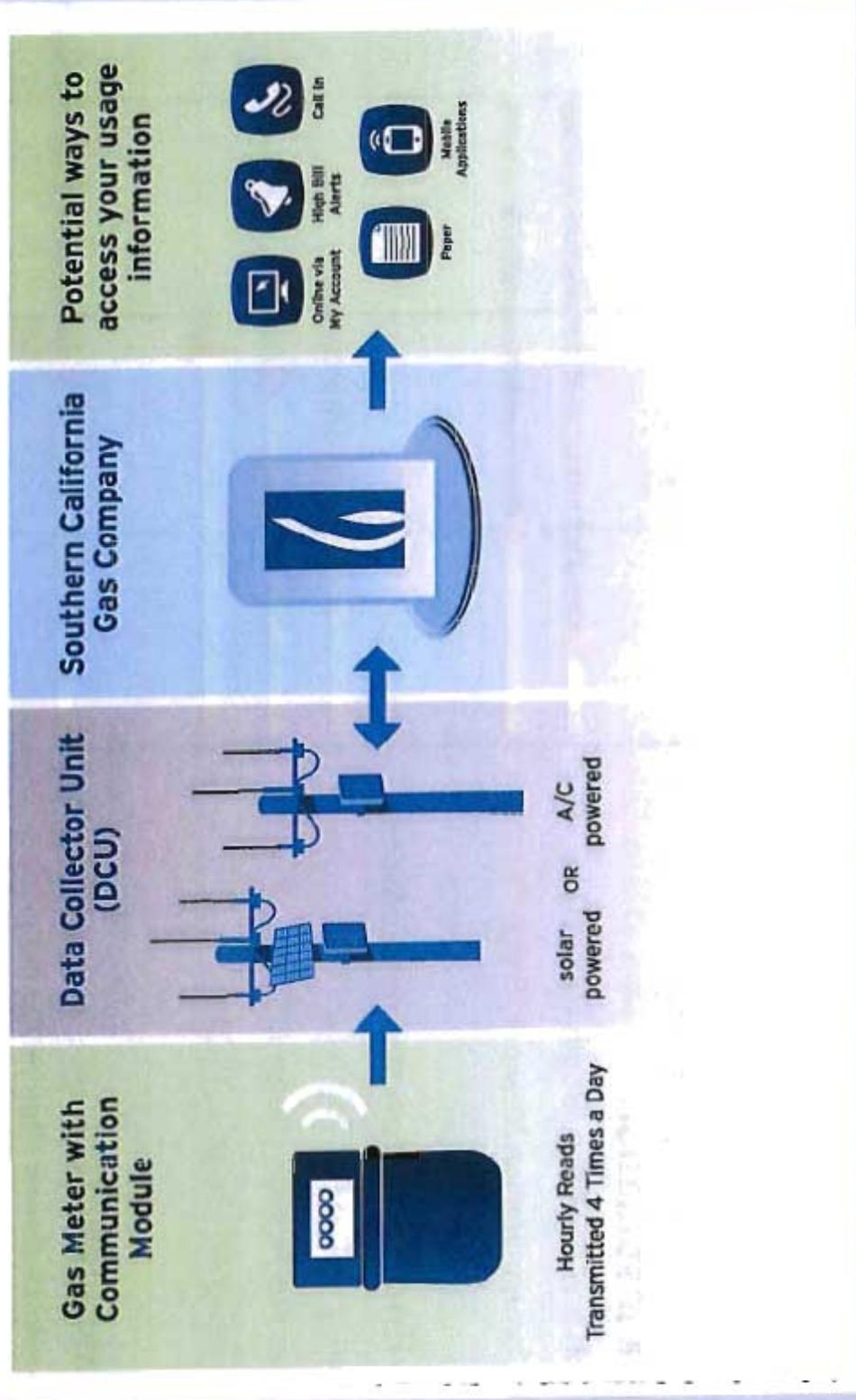
Gas usage is still recorded in the traditional way, it's a new wireless communication device that transmits the information electronically



- Does not change the functionality of the gas meter; No remote connect / disconnect capabilities
- Device is **off** most of the time
- Securely transmits 12 hours of data 4 times per day to a Data Collector Unit (total "on" time is less than 2 minutes per year)
- **Battery-powered**
- Does not communicate with other meters
- Does not communicate with appliances in the home

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How is the information transmitted?



High Level Timeline

- ★ Milestone
- Planning
- Implementation

Network Installation

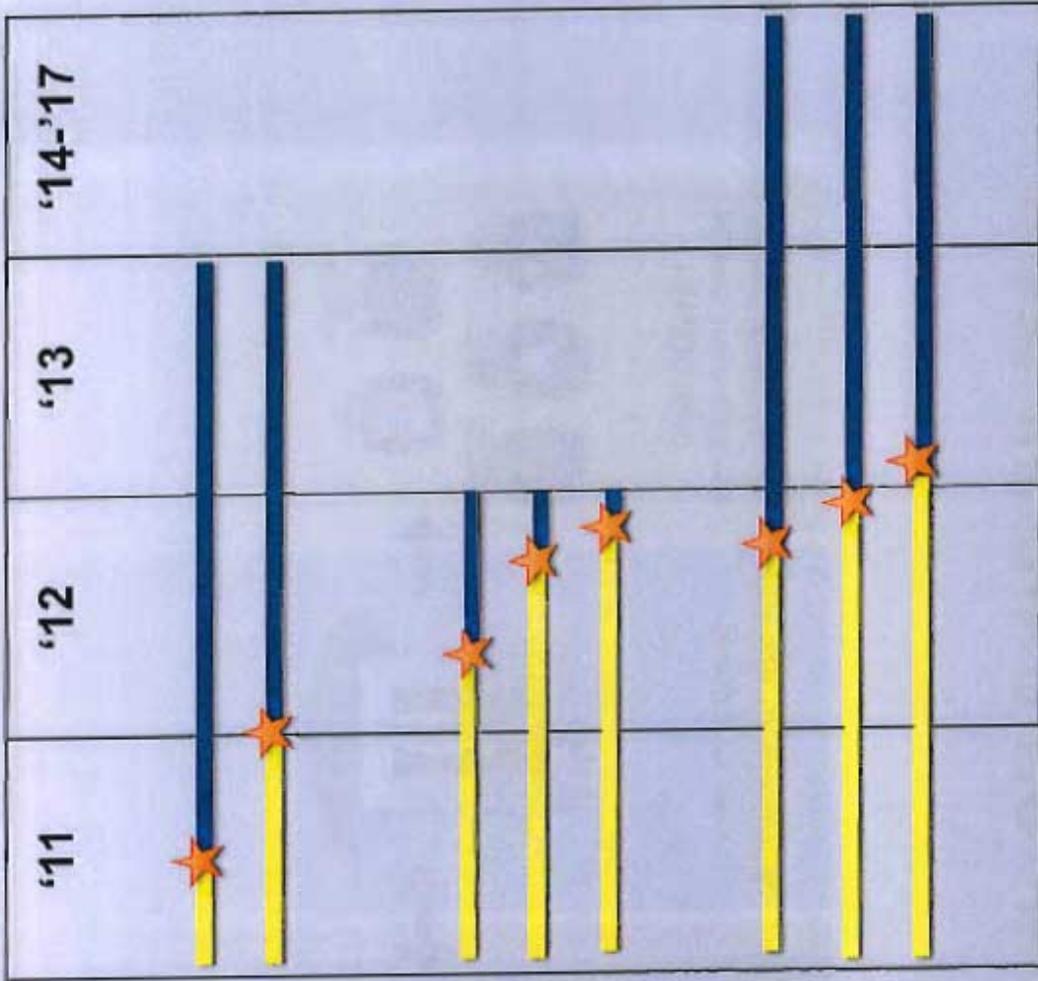
- Outreach and Briefings (Begin May '11)
- Install Communication Network (Begin Q1 '12)

End-to-End Test (Early Module Installation)

- Community Outreach (Begin Q2 '12)
- Customer Notification (Begin Q3 '12)
- Early Installation (Begin Q4 '12)

Mass Installation

- Community Outreach (Begins Q4 '13)
- Customer Notification (Begins Q1 '13)
- Mass Installation (Begins Q1 '13)



About the Communication Network – Data Collection Units (DCUs)



- Installing approximately 4,000 DCUs throughout SoCalGas' service territory beginning early 2012
- Pole mounted at 30 feet or higher
- A/C or Solar Powered
- DCU cabinet is 25" H x 15.5" W x 9" D and weighs 80 lbs
- Built-in Redundancy: advanced meters will communicate with two to three DCUs

PHOTO FOR DISCUSSION PURPOSES ONLY
Final Product Will Depend on Local Conditions

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Community Outreach Efforts

- **Phase 1: Communication Network Installation Outreach**

SoCalGas' local outreach efforts include notifying customers within the geographic area where DCUs will be installed

- **Phase 2: Advanced Meter Installation Outreach**

SoCalGas' will implement local community outreach and customer communication to prepare customers for advanced meter installation

Phase 2: Local Communication & Community Outreach

90 to 60 Days Prior to Installation:

Briefings with Local Elected Officials, Community Leaders, Chambers, etc.

60 to 30 Days Prior to Installation:

Local Community Involvement & Events

30 Days Prior to Installation:

Customer receives notification letter
(geographically distributed)

Installation Day:

Customer receives door hanger confirming installation has occurred

Post Installation:

Obtain feedback on installation experience

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Contact Information

- To learn more about the project, visit:

socialgas.com/advanced

- For questions, please contact:

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805-681-7930
- Lizette Verduzco
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- Scott Loveless
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Advanced Meter Radio Frequency

- Communication device is **battery-powered** and transmits a signal for **less than 2 minutes per year**
- RF energy emitted is considerably less than common, everyday-living items such as laptops, cell phones wireless routers and handheld radios
- Advanced meters will be located in the same place as the existing meter
- When transmitting, the exposure level is thousands of times lower than the general population exposure limits set by the Federal Communications Commission

Radio Frequency Emission Comparison Chart

Natural gas advanced meter 	Using a laptop computer with a wireless internet connection 	Maximum exposure level operating a microwave oven (8 inches from the door) 	Talking on a cellular phone* 
Reference level 	up to 5,000 times more 	up to 500,000 times more 	up to 1,000,000 times more 

Advanced Meter Radio Frequency Comparisons to Similar Wireless Technologies

Source	Radio Frequency Output Compared to Maximum Output from an Advanced Meter
Bluetooth Headset	Up to 400 times more
Most Electric Smart Meters	Up to 500 times more
Cordless Phones	Up to 700 times more
Baby Monitors	Up to 2,400 times more
Laptop computer with a wireless internet connection	Up to 5,000 times more
Car or plane remote controllers	Up to 7,500 times more
Maximum exposure level operating a microwave oven (8 inches from the door)	Up to 500,000 times more
Talking on a cellular phone	Up to 1,000,000 times more



City of Morro Bay
Public Services/Planning Division
Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division
New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Approved projects are deleted on next version of log.

Agenda No: C-1
Meeting Date: February 6, 2013

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil.	Not applicable	BCR- drainage study required for impact on City storm drain facilities	Not applicable
2	City of Morro Bay	170 Atascadero	1/9/13	CP0-389	Coastal Development Permit for water treat plant (Desal) modifications.	Under review.	Building insert comments here	Engineering insert comments here	
3	So Cal Gas Company	255 Driftwood (Nearest Address)	10/10/12	CP0-385	Advance Metering Project - 5 separate locations	Incomplete letter sent 11-29-12. Various sites. Resubmittal received 1/3/12 and ready for Planning Commission. CJ.	Building insert comments here	Engineering insert comments here	
4	So Cal Gas Company	499 Little Morro Creek (Nearest Address)	10/10/12	CP0-383	Advance Metering Project - 5 separate locations	Incomplete letter sent 11-29-12. Various sites. Resubmittal received 1/3/12 and ready for Planning Commission. CJ.	Building insert comments here	Engineering insert comments here	

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5	So Cal Gas Company	781 Quintana (Nearest Address)	10/10/12	CP0-382	Advance Metering Project - separate locations	Incomplete letter sent 11-29-12. Various sites. Resubmittal received 1/3/12 and ready for Planning Commission. CJ.	Building insert comments here	Engineering insert comments here	
6	So Cal Gas Company	300 Kings (Nearest Address)	10/10/12		Advance Metering Project -5 separate locations	Incomplete letter sent 11-29-12. Various sites. Resubmittal received 1/3/12 and ready for Planning Commission. CJ.	Building insert comments here	Engineering insert comments here	
7	So Cal Gas Company	2990 Alder (Nearest Address)	10/10/12	CP0-382	Advance Metering Project -5 separate locations	Incomplete letter sent 11-29-12. Various sites. Resubmittal received 1/3/12 and ready for Planning Commission. CJ.	Building insert comments here	Engineering insert comments here	
30 -Day Review, Incomplete or Additional Submittal Review									
8	Drinkwater	301 Main	11/2/12	S00-116	Certificate of Compliance for portion of APN.	Under review. Applicant to submit a copy of the deed for the subject lots. R. Livick to complete	N/A	Engineering insert comments here	
9	Perry	3202 Beachcomber	9/8/11	CP0-381	Coastal Development Permit. Demo/Reconstruct new home with basement in S2.A overlay.	KW--Planning requested status of CDP for house and LLA for parcels. Item scheduled for July 18 2012. Applicant requested a continuance to August 15, 2012. P.C. approved height at 9-19-12 PC Meeting. CDP application submitted. Initial Study reqt. letter sent 12-12. Corrections letter sent 12-17-12.	Building approved 10/29/12	Flood study approved 6/18/12	No Comments to date
10	Lemos	1320 Main	6/1/12	CUP0-373/CP0-350	New Commercial Building	MR- Met with applicant - revising plans to leave storage building as in in order to reduce potential environmental impacts. Applicant submitted letter in August 2012 to City Council requesting purchase or easement of city property for access to existing facility. Submittal received 11/9/12. Deemed incomplete letter sent 12/7/12. MR. Met with project architect on 1/22/2013 regarding setbacks. 2nd meeting held on 1/30/2013 project moving ahead to environmental review	Building insert comments here	BCR- requested revised drainage and flood study from developer	
Projects in Process									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
11	Diaz	1149 Market			Business License App for Mexican Market.	Directed Applicant on 11-27-12 to re-submit parking plan demonstrating compliance with Zoning Ordinance. Parking plan submitted demonstrating seven parking spaces 12-20-2012. Sent letter requesting plan corrections. 1-15-13. CJ	Building insert comments here		
12	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report that needs to be prepare,	No Comments to date	comments submitted 1/18/2012	No Comments to date
Environmental Review									
13	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal			

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14	City of Morro Bay	Morro Bay State Park	3/8/12		Environmental Review of the Morro Bay State Park Waterline Interconnect Project	MR-Reviewed request and determined the project needed MND; major issues are archaeological and presence of habitat for Morro Shoulderband Dune Snail. Waiting for Archaeological surface survey and Shoulderband Snail Protocol survey. Expect by May 2013. Arch report results indicate no issues	Not applicable	Not applicable	Not applicable
Grants									
15	Community Development Block Grant (CDBG) / HOME Program through Urban County Consortium		11/13/12		CDBG Applications received 10/12/12. Nine applications received. Draft funding recommendations to be adopted at 11/13/12 City Council Meeting. Final Funding Approval to be heard at February City Council Meeting.	Application recommended for funding is Pedestrian Accessibility Improvements for City of Morro Bay. Council approved on 11-13 funding for Senior Nutrition and Pedestrian Accessibility. 2nd Funding Workshop to be held at Community Center on 1/9/13. Subrecipient Agreement under review.	Not applicable	Not applicable	Not applicable
16	Sustainable Communities	City-wide			\$900,000 Grant application due Feb. 2013 for funding for long-range planning activities including LCP update, General Plan.	In process			
Project requiring coordination with another jurisdiction									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
17	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoting. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information. Workshops held on 6/27/2011 and 6/28/2011 to receive comments on the proposed Wastewater Treatment Plant (WWTP) Upgrade Project alternatives analysis process, candidate evaluation criteria, and preliminary site identification. Adm. draft of fine screen analysis completed. Staff currently working with CCC staff for De Novo hearing scheduled for January 2013 CCC meeting.	Planning portion of project complete	Not applicable	BCR-Flood analysis shows no impact of sea level rise and storm surge on 100-year flood levels. Results reported to Coastal Commission	No Comments to date

Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive

18	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Applicant resubmitted additional material on 9/30/2009. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant on 2/23/2011. Staff met with applicant on January 27, 2011 and reviewed new drawings, left meeting with the applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Not applicable	An abandonment of Front street necessary. To be scheduled for CC mtg.	Not applicable
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19	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission continued to a date uncertain. Project folder given to Rob S.	Deemed withdrawn letters to be sent to provide response to City by 12/31/12. MR: Deemed Withdrawn letter sent November 20, 2012			
20	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08. Resubmitted 12/10/08. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	KW-Inc. Letter 9/24/08. 1/9/09 request for more information. Deemed withdrawn letters to be sent to provide response to City by 12/31/12. MR: Send deemed withdrawn letter on November 20, 2012.			
21	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information.			

Abandonments

22	City of Morro Bay		Citywide	2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.				
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Projects Appealed to City Council

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
22	Perry	3202 Beachcomber	9/8/11	AD0-067	<i>Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.</i>	<i>Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing.</i>			
Projects in Building Plan Check									
23	Gilbert	2760 Alder St.	10/23/12	B-29799	New SFR	Requested corrections 1/23/13. C.J.	BC- RTI pending planning approvals		
24	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. C.J.	BC- Returned for corrections 1/9/13.		

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25	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process		
26	Kandarian	425 Bernardo	11/27/12	B-29808	SFR Remodel	Planning approved 12-18. CJ.	BC- Issued 12/26/12.		
27	Meissner	380 Bonita	11/29/12	B-29812	New SFR	Planning approved 12-6. CJ.	BC- Issued 12/27/2012.		
28	Diaz	365 Driftwood	1/2/13	B-29828	SFR Addition	Planning approved 1-29-13. CJ.	BC- Returned for corrections 1/7/13.		
29	Lee	190 Easter	1/14/13	B-29835	SFR Addition	Conditionally approved 1-29-13 CJ			
30	Whibley	451 Embarcadero	6/1/20112	B-29715	Fire Sprinklers		TP- out for corrections.		
31	Imani	571 Embarcadero	4/23/12	B-29695	Commercial alteration, addition	CJ- Incomplete Memo 11/26/2012 sent to applicant's representative. Awaiting response.	BC- resubmitted 11/5/2012.		
32	Hall	2234 Emerald Circle	12/2/10	B-29359	New SFR	SD--Incomplete Memo 12/21/10.	BC- application extended, awaiting resubmittal.		
33	Degarimore	1001 Front	6/14/12	B-29723	Water site improvements	Planning approved. CJ	BC-Issued 1/10/13		
34	Methodist Church	3000 Hemlock	8/16/12	B-29752	Construct new modular classroom, sitework.		BC- Returned for corrections 10/1/2012		
35	Sturgill	1885 Ironwood	12/29/11	B-29677	14 new townhouses		BC- first three building permits issued.		
36	Holcomb	3230 Main	8/6/12	B-29747	Commercial Change of Occupancy and Sitework for Montessori daycare.	Planning approved. CJ.	BC- Issued 12/27/2012.		
37	Harper	999 Main	5/16/12	B-29711	Commercial addition	KW - Incomplete Memo 5/29/12.	BC- Issued 1/9/2013.		
38	Storm	1029 Monterey	5/3/12	B-29702	Partial Demo/ Reconstruct of MFR dwelling	KW-under review	BC- Returned for corrections 7/3/2012.		
39	Markowitz	589 Morro Avenue	8/17/11	B-29820	Roof Deck	Under review. Spoke with architect 1/23/13 to clarify requested corrections. Architect to discuss with applicant. CJ.	BC- Resubmitted 1/10/2013.		
40	Fennacy	500 Morro Bay	3/15/12	B-29667	Construct kitchen, walk-up serving window and site improvements		BC- Issued 12/18/2012.		
41	City of Morro Bay	850 Morro Bay	8/20/12	B-29753	Remove and Replace communications tower		BC- conditionally approved, pending final construction plans.	BCR-Maintenance & Repair	
42	Frantz	499 Nevis	9/23/12	B-29510	New SFR				
43	McGonagill	690 Olive	6/7/12	B-29248	SFR Addition		BC- spoke with applicant 8-30-		

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44	Thomas	634	Piney Way	10/9/12	B-29800	SFR Addition	Planning approved 11-8-12.	BC- Issued 12/17/2012		
45	Hsiao	341	Rennell	11/14/12		SFR Demo		BC- On hold during planning process.		
Final Map Under Review										
46	Zinngarde	1305	Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs.		DH - map check complete, PIP are in the building permit process.	
47	Medina	3390	Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies.	Initial review shows resubmitted map does not meet the 50 foot ESH boundary. CJ.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Median's lawyer and preparing response.	
48	Strugill	1885	Ironwood		Map	Final Map: Submitted on 6/26/12 complete application.	MR - review map and gave corrections on CC&Rs		DH - reviewed map gave corrections on 8/15	
Projects & Permits with Final Action										
1	Gilbert	2760 Alder		10/18/12	AD0-077 A00-016	Parking Exception and Major Modification to construct a 2 story home with roof deck	<i>Corrections issued for CDP and requested narrative describing parking exception request. Project continued from 12/5 PC to 1/16 PC due to inadequate project description. Applicant's Architect submitted roofline variation depiction for Jan 16th PC mtg.. CJ. Major modification permit issued. CJ.</i>	Approved-11/9/2012- Fire Approved-10-26-2012-Building	Approved -11/5/2012	